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Not to be taken from the Library

SAN FRANCISCO
HOUSING AUTHORITY COMMISSION

AGENDAS AND MINUTES

1996

The Minutes of most of these meetings are missing.

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SAN FRANCISCO HOUSING AUTHORITY

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December 29, 1996

PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, January 4, 1996 at 440 Turk Street, San Francisco, California.

The Agenda for this Meeting shall include two items:

1. Closed session Conference with Legal Counsel-Existing Litigation per Goverment Code Section 54956.9(a); Name of Case-San Francisco Building and Construction Trades Council and Plumbers and Pipefitters, Local 38 v. San Francisco Housing Authority San Francisco Superior Court Case No. 974086.

2. Closed session Conference with Legal Counsel-Existing Litigation per Government Code Section 54956.9(a); Name of Case-San Francisco Building and Construction Trades Council et al. v. United States Department of Housing and Urban Development, San Francisco Housing Authority, et al. United District Court C-95-4328 SBA.

for Albert Nelson

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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BUSINESS-SCIENCE
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January 2, 1995

PUBLIC NOTICE

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The Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco that was to be held at 4:00 p.m. on Thursday, January 4, 1996, has been canceled.

The next Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held on Thursday, January 11, 1996 at 4:00 p.m. at the Milton Meyer Recreation Center at 195 Kiska Road, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

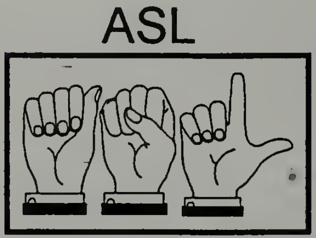
2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.



Rev. 11/17/95
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January 8, 1996

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. at the Milton Meyer Recreation Center on Thursday, January 11, 1996, at 195 Kiska Road, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ACCESSIBLE MEETING POLICY

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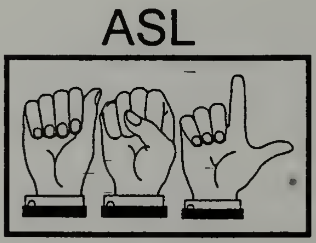

Rev. 11/17/95
Issued by Commission Secretary

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 11, 1996 AT 4:00 P.M., MILTON MEYER RECREATION CENTER, 195 KISKA ROAD, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, January 11, 1996

195 Kiska Road
San Francisco, CA 94124

Know Your Rights Under the Sunshine Ordinance
(Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decisions in full view of the public.

Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance or to report a violation of the Ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

BUSINESS-SCIENCE
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JAN 09 1996

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1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Regular Meeting of December 14, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

Resolution (d) - (Revised 1/5/96) - Resolution Authorizing the Executive Director to Negotiate and Enter into an Agreement for a Innovative Partnership with the American Red Cross of the Bay Area to Provide Homeless Prevention Services Encompassing Families Living in the Potrero Terrace and Sunnydale Developments by Creating On-site Red Cross Family Support Centers, and Ratifying the Decision of the Housing Management Director Allowing the American Red Cross' Current Use of Space at the Sunnydale Development to Provide Those Services

11. NEW BUSINESS:

Action Item: Recognition, and Swearing In, of the New Elected Officers of the Public Housing Tenants Assocation

Resolution (a) - Resolution Authorizing the Executive Director to Negotiate and Enter into a Contract with Alpha Red's Company for On-call Roof Repair Services in an Amount Not to Exceed $50,000.00

Resolution (b) - Ratifying the Decision by the Executive Director to Provide Landscaping Services by the San Francisco League of Urban Gardeners (SLUG) at the Alice Griffith Development Commemorating the Open House Ceremony of the Alice Griffith Resource Center and Authorizing Payment in an Amount Not to Exceed $17,349.31

Resolution (c) - Resolution Ratifying the Selection of Costello's Tree Service for the Emergency Removal of Storm Damaged Trees in an Amount Not to Exceed $15,660.00

Resolution (d) - Resolution Authorizing the Executive Director to Enter into a Contract with Western Roofing Service, for the Roofing and

Waterproofing Repairs at Cal 1-19(2), 1750 Mcallister Street Housing Development, in the Amount of $791,431.00

Resolution (e) - Resolution Ratifying Payment of Funds to Saagan Moving and Storage for the Temporary Relocation and Storage of Personal Belongings for the Residents Displaced by the Fire at 951 Eddy Street on November 5, 1995, in an Amount Not to Exceed $40,000.00

12. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

13. **EXECUTIVE SESSION:**

None.

14. **ADJOURNMENT:**

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, January 11, 1996

195 Kiska Road
San Francisco, CA 94124

The Housing Authority of the City and County of San Francisco met in session at 195 Kiska Road, San Francisco, California on Thursday, January 11, 1996 at 4:20 p.m.

The meeting was called to order by President Carpeneti.

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1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: None

A quorum was present.

ALSO PRESENT:
Shirley A. Thornton, Executive Director
Marie Corlett Blits, Deputy City Attorney of the City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Carpeneti announced that the Sunshine Ordinance, which was inadvertently put on the agenda, is not applicable to the Housing Authority. A new agenda, without the Sunshine Ordinance statement, was distributed at the meeting. Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to approve the amended agenda. The agenda was APPROVED UNANIMOUSLY.

3. APPROVAL OF MINUTES:

Commissioner Redd made a motion, which was seconded by Commissioner Palega, to approve the minutes of the December 14, 1995 Regular Meeting. The minutes were APPROVED UNANIMOUSLY.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti read excerpts from a letter he received from the San Francisco Police Department. This letter commended Michael Porter, Security Superintendent, for his assistance in the apprenhension of some criminals. The letter also included a Certificate Of Appreciation, signed by the Chief of Police, thanking Mr. Porter for his assistance. The Certificate was then presented to Mr. Porter.

Commissioner Carpeneti requested that all public speakers keep their comments within the 3-minute timeframe established for public speaking. A roll call vote was then taken and all Commissioners concurred with the 3-minute speaking limit.

5. REPORT OF SECRETARY:

Mr. Michael Porter, Security Superintendent, reported that the security bid protest was continuing and that staff are awaiting the outcome of the protest. Mr. Porter also reported that staff has met with officials from Animal Care & Control, as well as the SPCA, regarding removal of dogs from public housing developments. Having a dog in the family developments is a lease violation and the Authority will continue to evict those tenants who violate their lease. Mr. Porter has also met with the Police Department regarding recent murders in the developments, and will continue to assist the police in any manner possible.

Dr. Thornton reported that a meeting has been set up between staff and San Francisco Supervisor Tom Ammiano to work on a method of applying the lease regulations of the Authority in a more forceful manner, in order to get tenants to be more respectful toward the adherence of these rules.

6. COMMITTEE REPORT:

Commissioner Marshall, chair of the Resident Relations Committee, announced that the committee held its first meeting on Wednesday, January 10, 1996 at 3:00 p.m. The committee is about resident-to-resident relations and working problems out amongst the residents themselves. The committee is an "open door" for residents to air their grievances. A Complaint Form was distributed at this meeting and Commissioner Marshall requested all residents to put their problems in writing on this form and submit the form to the committee. The Resident Relations Committee will meet the day before the regularly scheduled Commission Meetings. The next committee meeting will be Wednesday, January 24, 1996 at 4:00 p.m. at 440 Turk Street.

Commissioner Redd, Chair of the Health and Safety Committee, announced that the next meeting of that committee will be Tuesday, January 23, 1996 at 11:00 a.m. at 440 Turk Street.

Commissioner Meskunas, Chair of the Finance Committee, announced that the next meeting of that committee will be 2:00 p.m. on Thurday, January 25, 1996 at 440 Turk Street.

Commissioner Carpeneti, Chair of the Site and Design Committee, announced that the next meeting of that committee will be Thursday, January 25, 1996 at 3:00 p.m. at 440 Turk Street.

7. LEGAL REPORT:

No legal report was given.

8. TENANT REPRESENTATIVE REPORT:

Ms.. Christine Neal, President of PHTA, wished everyone happy holidays and a happy new year.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Shirley Dorton - Sunnydale Development

10. UNFINISHED BUSINESS:

(d) amended 1/5/96 RESOLUTION NO. 4567

DATE ADOPTED 1/11/96

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT FOR A INNOVATIVE PARTNERSHIP WITH THE AMERICAN RED CROSS OF THE BAY AREA TO PROVIDE HOMELESS PREVENTION SERVICES ENCOMPASSING FAMILIES LIVING IN THE POTRERO TERRACE AND SUNNYDALE DEVELOPMENTS BY CREATING ON-SITE RED CROSS FAMILY SUPPORT CENTERS, AND RATIFYING THE DECISION OF THE HOUSING MANAGEMENT DIRECTOR ALLOWING THE AMERICAN RED CROSS' CURRENT USE OF SPACE AT THE SUNNYDALE DEVELOPMENT TO PROVIDE THOSE SERVICES.

WHEREAS, the Authority has conducted several meetings with the American Red Cross of the Bay Area and have arranged for space for the Red Cross of the Bay Area to carry out it's Family Community Partnership Program at two Authority developments; and

WHEREAS, the Authority recognize the importance of a program that will assist public housing residents in meeting financial obligations and aid in the prevention of eviction and provide an avenue for family self-sufficiency; and

WHEREAS, the American Red Cross Bay Area Chapter is well suited to carry out this program; and

WHEREAS, the American Red Cross Bay Area brings not only its model program of intensive case management to these new centers, but also the wide array of First Aid, CPR, Family Health, and leadership training programs that the American Red Cross is known for nationwide; and

WHEREAS, since December 7, 1995, pursuant to the authorization by the Director of Housing Management, the American Red Cross has been occupying space in the Sunnydale Development and providing the services described in this resolution, and the Red Cross intends to provide those services at the Potrero Annex Development; and

WHEREAS, the Authority and the American Red Cross are anticipating full support and participation from the residents of these developments.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a Memorandum of Agreement with the American Red Cross of the Bay Area in substantially the form attached as Exhibit A, subject to approval of legal counsel as to form and legality.

2. The American Red Cross use of space at the Sunnydale Development since December 7, 1995 to provide services under the MOA is hereby ratified.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

January 11, 1996
Date

Commissioner Lee made a motion, which was seconded by Commissioner Palega, to adopt Resolution (d) as amended on 1/5/96. Commissioner Meskunas inquired whether HUD had been notified that the two units, one at the Sunnydale development and one at the Potrero Terrace development, were being taken off the rent rolls. Mr. Jim Williams responded that HUD is notified, in the Authority's reports to them, of which units have been taken off the rent rolls. Commissioner Redd inquired as to the cost, both in terms of dollars and personnel, to the Authority for these service centers. Dr. Thornton responded that, other than the units themselves, there is no cost to the Authority, and no money or personnel of the Authority would be used. With no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAY: None

Resolution No. 4567 PASSED UNANIMOUSLY.
(Exhibit "A" is filed in the formal minutes)

11. NEW BUSINESS:

Action Item: Recognition, and Swearing In, of the New Elected Officers of the Public Housing Tenants Assocation

Commissioner Redd made a motion, which was seconded by Commissioner Marshall, to table this action item. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

This action item was tabled.

(a) amended 1/11/96

RESOLUTION NO. 4568
DATE ADOPTED 1/11/96

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ALPHA RED'S COMPANY FOR ROOF REPAIR SERVICES AS NEEDED IN AN AMOUNT NOT TO EXCEED $50,000.00

WHEREAS, the Authority solicited for proposals in full and open competition for as-needed roof repair services pursuant to RFP No. 024-95; and

WHEREAS, the Authority received competitive proposals from Alpha Red's Company, Roofing Constructors, Inc. dba Western Roofing Service and Garrison Roofing & Construction Company, which were scored by a review panel as follows:

Alpha Red's Company	315 points
Roofing Constructor, Inc.	285 points
Garrison Roofing	95 points

WHEREAS, Alpha Red's Company, a minority-owned business enterprise, was selected as the respondent that could provide the services to the Authority in the most advantageous manner, cost and other factors considered, as a result of the score received based on the evaluation criteria published in the RFP, and therefore, in accordance with procurement regulations under 24 CFR, Part 85.36, should be awarded a contract for the required services; and

WHEREAS, funding for the services described herein is available as part of the Authority's operating budget for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contract with Alpha Red's Company in an amount not to exceed $50,000.00, except as provided for pursuant to the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution is effective immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

January 11, 1996
Date

Commissioner Carpeneti made a motion, which was seconded by Commissioner Meskunas, to approve Resolution (a). Commissioner Lee requested that "On Call" in the resolution be replaced with "As Needed," thereby indicating that no one was being paid to be "on call.". Commissioner Lee made a motion, which was seconded by Commissioner Palega, to approve the resolution as amended. With no further discussion, the vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara Meskunas, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAY:	None

Resolution No. 4568 PASSED UNANIMOUSLY.

(b)

RESOLUTION NO. 4569
DATE ADOPTED 1/11/96

RATIFYING THE DECISION BY THE EXECUTIVE DIRECTOR TO PROVIDE LANDSCAPING SERVICES BY THE SAN FRANCISCO LEAGUE OF URBAN GARDENERS (SLUG) AT THE ALICE GRIFFITH DEVELOPMENT COMMEMORATING THE OPEN HOUSE CEREMONY OF THE ALICE GRIFFITH RESOURCE CENTER, AND AUTHORIZING PAYMENT IN AN AMOUNT NOT TO EXCEED $17,349.31

WHEREAS, the Authority in conjunction with Alice Griffith residents identified several areas requiring immediate attention and improvement including the immediate need for landscaping, exterior painting and security; and

WHEREAS, the area of landscaping was of immediate need to complement the Alice Griffith Resource Center and the exterior painting of the buildings at the development; and,

WHEREAS, the San Francisco League of Urban Gardeners (SLUG) is and was experienced in working with and hiring public housing residents; and

WHEREAS, SLUG was asked by the Executive Director in November 1995 to perform said landscaping services; and

WHEREAS, SLUG provided employment and training opportunities for residents of the development; and

WHEREAS, the landscape work has contributed to the beautification of the development and injected a renewed sense of community pride and responsibility at this development; and

WHEREAS, funding for the landscape work at this site has been identified through Comp Grant 1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to approve payment to the San Francisco League of Urban Gardeners for the landscaping work performed at the Alice Griffith development at a cost not to exceed $17,349.31.

2. This resolution shall take place immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

January 11, 1996
Date

Commissioner Palega made a motion, which was seconded by Commissioner Lee, to adopt Resolutin (b). Commissioner Meskunas expressed concern over ratifying an action that occurred several months ago. Additionally, Commissioner Meskunas felt that an "emergency, sole source justification" was not appropriate in this matter. After some discussion, it was determined that the sole source justication should be of the "single source available" justification, rather than an "emergency" sole source justification. Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to adopt Resolution (b) as amended. With no further discussion, the vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara Meskunas, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAY:	None

Resolution No. 4569 PASSED UNANIMOUSLY.

(C)

RESOLUTION NO. 4570
DATE ADOPTED: 1/11/96

RATIFYING SELECTION OF COSTELLO'S TREE SERVICE FOR THE EMERGENCY REMOVAL OF STORM DAMAGED TREES IN AN AMOUNT NOT TO EXCEED $15,660.00

WHEREAS, on December 11 and 12, 1995 over 50 trees were damaged on San Francisco Housing Authority (SFHA) property due to the severe storm experienced in the Bay Area; and

WHEREAS, SFHA personnel were able to cut down and remove all but 27 large trees and limbs located at Potrero Terrace and Annex Developments and a professional tree service with the proper equipment and trained staff was needed to remove these trees; and

WHEREAS, of the six tree services contacted, Costello Tree Service was the only company to respond with a bid of $15,660.00; and

WHEREAS, as this work was of an emergency nature as unsecured limbs could fall at any time causing serious injury, loss and damage, Costello's Tree Services was selected to begin work on December 28, 1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to approve payment to Costello's Tree Service in an amount not to exceed $15,660.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

January 11, 1996
Date

Commissioner Redd made a motion, which was seconded by Commissioner Meskunas, to adopt resolution (C). Commissioner Lee thanked staff for preparing such a complete and thorough resolution. With no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAY: None

Resolution No. 4570 PASSED UNANIMOUSLY.

(d) RESOLUTION NO. 4571
DATE ADOPTED 1/11/96

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICES, FOR THE ROOFING AND WATERPROOFING REPAIRS AT CAL 1-19(2), 1750 MC ALLISTER STREET HOUSING DEVELOPMENT, IN THE AMOUNT OF $791,431.00

WHEREAS, on September 12, 1995, the Authority advertised for bids for the Roofing and Waterproofing Repairs at CAL 1-19(2), 1750 McAllister Street; and

WHEREAS, on October 11, 1995, four (4) bids were received as follows

	Bidders	Bid Amount
1.	Dennis Amoroso Construction Co.(Withdrawn)	$749,000.00
2.	Western Roofing Service	$791,431.00
3.	Angotti and Reilly Inc.	$880,000.00
4.	D&K Painting Co. Inc.	$898,200.00

WHEREAS, the Authority received a letter from the lowest bidder, requesting a withdrawal of bid; and

WHEREAS, the Authority has evaluated the second low bid and determined that Western Roofing Services bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the apparent low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program 93.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Western Roofing Services, in the amount of $791,431.00

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

January 11, 1996
Date

Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to adopt resolution (d). Commissioner Palega inquired whether the resolution was for only 1750 McAllister and Ms. Barbara Smith, Director of Modernization, responded that it was for just the one building. Ms. Smith further explained that the roofing is 8,000 sq.ft., and includes waterproofing as well. In terms of resident hiring, Ms. Smith explained that the Contractor was a Section 3 contractor, meaning that part of the permanent work force is made up of public housing residents. With no further discussion, the vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara Meskunas, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAY:	None

Resolution No. 4571 PASSED UNANIMOUSLY.

(e)

RESOLUTION NO. 4572
DATE ADOPTED 1/11/96

RESOLUTION RATIFYING PAYMENT OF FUNDS TO SAAGAN MOVING AND STORAGE FOR THE TEMPORARY RELOCATION AND STORAGE OF PERSONAL BELONGINGS FOR THE RESIDENTS DISPLACED BY THE FIRE AT 951 EDDY STREET ON NOVEMBER 5, 1995, IN AN AMOUNT NOT TO EXCEED $40,000.00

WHEREAS, on the morning of November 5, 1995, a fire occurred at the Saint Paulus Lutheran Church and as a result the building at 951 Eddy Street was partially destroyed by the church fire and remains uninhabitable; and

WHEREAS, the Authority recognizing the need to expeditiously have all senior/disabled furnishings removed from the building and placed in storage or transported to other living quarters, the decision was made to contract with a license and reliable Moving and Storage Company; and

WHEREAS, the Authority have previously conducted business with the Saagan Moving and Storage Company and recognizes this Company to be reliable and having the proper storage facilities, space and personnel; and

WHEREAS, to date the Saagan Moving and Storage Company have submitted invoices totaling $25,381.10 for the relocation and storage of furnishing of the displaced residents of 951 Eddy Street; and

WHEREAS, expenditures for this relocation activity are anticipated not to exceed $40,000.00 and Saagan Moving and Storage has already been paid $30,000.00 of the requested $40,000.00; and

WHEREAS, Authority staff will contact the Authority's insurance carrier to determine whether this expense is reimbursable from the Authority's insurance and, in the event the expense is not reimbursable from insurance, payment from this amount is an eligible use of the funds from the Low Income Operating budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director be authorized to approve payment for relocation costs not to exceed $40,000.00 for relocation expenses associated with the fire at Saint Paulus Lutheran Church which partially destroyed the Authority building at 951 Eddy Street, resulting in the relocation of twenty three senior/disable residents.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

January 11, 1996
Date

Commissioner Carpeneti again thanked staff for all the hard work regarding relocating the 951 Eddy residents displaced by the St. Paulus fire on November 5, 1995. With no further discussion, the vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara Meskunas, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAY:	None

Resolution No. 4572 PASSED UNANIMOUSLY.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Bessie Crockett - Valencia Gardens Development
Theresa Coleman - Westbrook Development
Clarence Brown - 1855-15th Street Development
Pelenise Sagote - Alice Griffith Development
Georgia Willette - Alemany Development
Kevin Robinson - Alemany Development
Christine Neal - Alice Griffith Development
Vera Kennedy - Hunter's View Development
Shirley Dorton - Sunnydale Development
John Johansen
Kathy Merrill
Allen Jordan

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Prior to adjournment, Commissioner Carpeneti led people in a sing-a-long to wish Commissioner Meskunas and Mr. Jim Williams a happy birthday. There being no further business to come before the Commission, the Regular meeting of January 11, 1996 was adjourned by Commissioner Carpeneti at 6:00 p.m. by consensus. The next Regular meeting has been scheduled for Thursday, January 25, 1996 at 440 Turk Street, San Francisco, at 4:00 p.m.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

Richard Carpeneti
President

SAN FRANCISCO HOUSING AUTHORITY

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January 17, 1996

PUBLIC NOTICE

A special meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 6:00 p.m., Friday, January 19, 1996 at 440 Turk Street, San Francisco, California.

Ray Lavelle

Ray Lavelle
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON FRIDAY, JANUARY 19, 1996 AT 6:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Friday, January 19, 1996

440 Turk Street
San Francisco, CA 94124

1. **ROLL CALL:**
   - Richard Carpeneti, President
   - Hadie Redd, Vice President
   - Barbara R. Meskunas, Commissioner
   - Larry K. Lee, Commissioner
   - Sululagi Palega, Sr., Commissioner
   - Thelma Kavanagh, Commissioner
   - Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. **UNFINISHED BUSINESS:**

11. **NEW BUSINESS:**

Resolution (a) - Resolution to Cooperate Fully in the Requested Hud Performance Audit, and Establishing a Freeze on Personnel Actions Incouding a Freeze on Personal Services Contracts, Pursuant to California Health and Safety Code Sections 34200 et Seq.

12. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

13. **EXECUTIVE SESSION:**

14. **ADJOURNMENT:**

Ray Lavelle

Ray Lavelle
Commission Secretary

RESOLUTION NO. _______
DATE ADOPTED _________

RESOLUTION TO COOPERATE FULLY IN THE REQUESTED HUD PERFORMANCE AUDIT, AND ESTABLISHING A FREEZE ON PERSONNEL ACTIONS INCLUDING A FREEZE ON PERSONAL SERVICES CONTRACTS, PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34200 ET SEQ.

WHEREAS, San Francisco Mayor Willie Brown, Jr., announced on January 16, 1996, that a performance audit of the San Francisco Housing Authority is requested from the United States Department of Housing and Urban Development (HUD); and,

WHEREAS, Mayor Brown also announced on January 16, 1996, that a freeze on personnel actions should be observed at the San Francisco Housing Authority pending receipt and consideration of the requested HUD performance audit; and,

WHEREAS, the San Francisco Housing Authority has a Cooperation Agreement with the City and County of San Francisco; and,

WHEREAS, pursuant to provisions of California Health and Safety Code Sections 34200, et seq., it is in the best interests of the San Francisco Housing Authority to fully cooperate in the HUD performance audit and to establish a related freeze on personnel actions.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The San Francisco Housing Authority will cooperate fully in the requested HUD performance audit.

2. The Executive Director is directed that a freeze on all personnel changes in the Housing Authority is established until further notice, including but not limited to the following: no individual may be hired, fired, promoted, demoted, re-assigned, laid off, or have his or her services terminated by the San Francisco Housing Authority, whether that person is identified as a permanent employee, temporary employee, acting employee, or by any other designation. As a further part of the personnel freeze, the Executive Director is directed that no personal services contracts may be entered into or terminated or modified by the San Francisco Housing Authority until further notice.

3. Exceptions to the personnel freeze as stated in item 2, above, may be granted on a case by case basis pursuant to majority vote of the Housing Authority Commission at a duly noticed meeting. No other exceptions to the personnel freeze are permitted.

4. This Resolution amends and supersedes any prior resolution, regulation, policy or procedure which otherwise imposes any difference or conflicting provision, including but not limited to, the following:

    (a.) Resolution No. 3749 (February 13, 1992) approving revisions to San Francisco Housing Authority personnel policies and procedures, and the personnel policies and procedures thereby adopted; and,
    (b.) Resolution No. 4278 (June 23, 1994) "Resolution Affirming At-Will Status of San Francisco Housing Authority Management Personnel and Revision of Procedures Relating to Suspension and Termination of Certain Management Employees."

5. This resolution shall take effect January 16, 1996.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits

Marie Corlett Blits
Deputy City Attorney

Date: 1-17-96

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January 19, 1996

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. on Thursday, January 25, 1996, at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
~~Secretary~~/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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ACCESSIBLE MEETING POLICY

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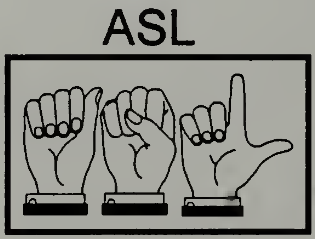
2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.



Rev. 11/17/95
Issued by Commission Secretary

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 25, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, January 25, 1996

440 Turk Street
San Francisco, CA 94124

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1. **ROLL CALL:**

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

Regular Meeting of January 11, 1996

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. **UNFINISHED BUSINESS:**

11. NEW BUSINESS:

Resolution (a) - Resolution Authorizing the Executive Director to Approve a Contract Between Ujamaa Westbrook/hunter's Point "A" East Resident Management Corporation and the Firm of Merrill + Befu Associates, Landscape Architects, for the Westbrook, Hunter's Point "A" East and West Master Plan, for Landscape Architectural Services in the Not-to-exceed Amount of $129,380.35, and Authorizing Payment to Merrill+befu for Services Performed under Said Contract. Ujamaa Will Manage this Contract under the Management Contract Approved under Resolution # 4528.

Resolution (b) - Resolution Authorizing the Executive Director to Request Approval from Hud for the Budget Allocation to Ujamaa Westbrook/hunter's Point "A" East Resident Management Corporation of $3.7 Million Dollars in Comp Grant Funds from Fiscal Years 1992 to 1995 in Order for Ujamaa to Carry out its Comp Grant Program Responsibilities Already Granted by Resolution #4300 (Approved on July 28, 1994) Which Authorized the Executive Director to Execute an Mou with Ujamaa Allowing Them to Manage the Comp Grant Funds for the next Ten Years, and Resolution #4528 (Approved September 24, 1995) Which Authorized the Executive Director to Enter into a Contract with Ujamaa to Manage the Comprehensive Modernization Grant Program in an Amount Not-to Exceed $300,000.

Resolution (c) - Resolution Appointing the Executive Director to Serve as the Sole Director of the Civic Center Housing Finance Corporation in Order to Complete the Dissolution of the Corporation and Authorizing the Executive Director to Execute All Documentation Necessary to Dissolve the Corporation, Including a Certificate of Election to Wind up and Dissolve and a Certificate of Dissolution

Resolution (d) - Ratifying the Decision by the Executive Director to Enter into a Contract with Western Security Bureau for Security Guard Services at Plaza East Development, a Hope Vi Site, and Authorizing Payment under That Contract in an Amount Not to Exceed $18,000.00

Resolution (e) - Resolution Authorizing the Executive Director to Enter into a Contract with Wedge Roofing, Inc. For Roofing Replacement at 1111 Buchanan Street (Community Center), Cal 1-18(5), Rosa Parks, Housing Development in the Amount Not-to-exceed $79,580.00.

Resolution (f) - Resolution Authorizing the Executive Director to Execute a Contract Ammendment in an Amount Not to Exceed $40,000.00 for Relocation and Storage Services for Families Being Relocated from the Hayes Valley, Sunnydale and Holly Courts Developments with Oz Moving Company Through the Expiration of the Term of Their Existing Contract

Resolution (g) - Resolution Authorizing the Executive Director to Enter into a Memorandum of Understanding with the Public Housing Tenants Association (Phta) to Continue to Recognize Phta as a Duly Formed Jurisdiction-wide Resident Council and Allocate to Phta a Maximum of $47,320 of Low-income Operating Funds to Perform Tenant Services at Housing Authority Family Developments

Resolution (h) - Resolution Authorizing the Executive Director to Enter into Contracts with Saagan Moving & Storage Co., Inc. And Starving Students, Inc. To Provide Relocation Moving and Storage Services in Hayes Valley North & South, Yerba Buena Plaza East and the Bernal Dwellings in an Aggregate Amount Not to Exceed $217,560.00 During Fiscal Year 1995-96 as Part of Hope VI Grant

Resolution (i) - Resolution Authorizing the Executive Director to Enter into a 1994 Drug Elimination Program Direct Services Contract With; (1) Brava! For Women in the Arts in the Amount of $40,000.00; (2) Far West Laboratory in the Amount of $69,000.00; and (3) the Hunter's Point Boys and Girls Club in the Amount of $13,005.00 to Deliver Drug Prevention Services at Selected Developments.

Resolution (j) - Resolution Authorizing the Executive Director to Enter into a 1994 Drug Elimination Mini-grant Contract for $25,000.00 with Each of the Following Entities: (1) Alice Griffith Tenant Association (With Hunter's Point Boys and Girls Club Acting as Fiscal Agent); (2) Holly Courts Tenant Association (With Bernal Heights Neighborhood Center Acting as Fiscal Agent); (3) Hunter's Point "A" West Tenant Association (With Wildcat Canyon Youth Program as Fiscal Agent); (4) North Beach Tenants Association; (5) Sunnydale Tenant Association (With Visitacion Valley Community Center as Fiscal Agent); and (6) Ujamaa/westbrook Apartments Hunter's Point "A" East Resident Management Corporation.

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to Executive (Closed) Session to confer with Legal Counsel on pending litigation, pursuant to Government Code Section 54956.9(a):

1. Walter Patrick v. The San Francisco Housing Authority, Felipe M. Floresca, Milton F. Reiterman, and Does I-XX inclusive. San Francisco County, Superior Court Case No. 970963.

2. Helen Mason, James Franklin v. San Francisco Housing Authority, Felipe M. Floresca, Albert Nelson, Daryl Etherly, and Does 1-100 inclusive. San Francisco County, Superior Court Case No. 971348.

3. Eugene Jones v. San Francisco Housing Authority, Barbara Meskunas, Albert Nelson, Felipe M. Floresca, John Shanley, Richard Carpeneti, and Does 1 - 10 inclusive. San Francisco County, Superior Court Case No. 971834.

None.

14. ADJOURNMENT:

Ray Lavello, Comm. Secretary, for
Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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January 26, 1996

PUBLIC NOTICE

A special meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Monday, January 29, 1996 at 440 Turk Street, San Francisco, California.

Ray Lavelle
Ray Lavelle
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, JANUARY 29, 1996 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Monday, January 29, 1996

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

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Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda and Non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. **NEW BUSINESS:**

Resolution (a) - Resolution Ratifying and Approving the Temporary Reassignment of Specified Staff to Relocation Duties for Residents of the Hayes Valley North and South Developments, Pursuant to the Hope VI Plus Program

5. **ADJOURNMENT:**

Ray Lavelle

Ray Lavelle
Commission Secretary

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February 5, 1996

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. on Thursday, February 8, 1996, at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.

Rev. 11/17/95
Issued by Commission Secretary

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 8, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, February 8, 1996

440 Turk Street
San Francisco, CA 94124

1. **ROLL CALL:**

   Richard Carpeneti, President
   Hadie Redd, Vice President
   Barbara R. Meskunas, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner
   Thelma Kavanagh, Commissioner
   Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. **UNFINISHED BUSINESS:**

11. NEW BUSINESS:

Resolution (a) - Authorizing the Executive Director to enter into a contract with Greco Petersen Construction for Roofing and Waterproofing repairs at CAL 1-21, 320/330 Clementina Towers; CAL 1-32, , 1760 Bush Street, in the amount of $199,980.00

Resolution (b) - Authorizing the Executive Director to Hire One Resident Coordinator to staff the Potrero Terrace Resource Center and Three (3) Resource center aides to staff the three resource centers (Alice Griffith, North Beach, and Potrero Terrace)

Resolution (c) - Authorizing the Executive Director to enter into a Memorandum Of Understanding with the North Beach Tenants Association and the North Beach Resident Management Corporation to set forth guidelines for the HOPE VI Planning Grant Cooperative Planning Activities

Resolution (d) - Approving Section 8 Rental Certificate program Annual Contribution Contract No. SF-618-CA39-E001-036 and authorizing execution.

Resolution (e) - Approving Section 8 Rental Voucher Program Annual Contribution Contract No. SF-618-CA39-V001-021 and Authorizing Execution

Resolution (f) - Approving Section 8 Rental Voucher Program Annual Contribution Contract No. SF-618-CA39-V001-008 and authorizing execution

Resolution (g) - Authorizing the Executive Director to provide funding for the litigation services provided by the firm of Littler, Mendelson, Fastiff, Tichy and Mathiason for ongoing personnel matters assigned during the 1994-1995 fiscal year in an amount not to exceed $68,358.48

Resolution (h) - Authorizing the Executive Director to provide funding for the litigation services provided by the firm of Lafayette, Kumagai & Clarke for the 1995-1996 fiscal year in an amount not to exceed $205,000.00

Resolution (i) - Authorizing the Executive Director to Negotiate and enter into an agreement with the Ujamaa Westbrook/Hunters Point "A" East Resident Management Corporation to lease space at 40 Harbor Road for the purpose of providing a performing arts, broadcasting, and media center for public housing residents.

Resolution (j) - Authorizing the Executive Director to Enter into a 1994 Drug Elimination Program Direct Services Contract with Far West Laboratory in an Amount of $69,000.00 to Deliver Drug Prevention Services at the Alemany and North Beach Developments.

Resolution (k) - Authorizing the Executive Director to Enter into a 1994 Drug Elimination Program Direct Services Contract with BRAVA! Women In the Arts in an Amount of $40,000.00 to Deliver Drug Prevention Services at the Bernal Dwellings, Hayes Valley, Plaza East and Valencia Gardens Developments.

Resolution (l) - Ratifying the Decision by the Executive Director to Enter into a Contract with the San Francisco Police Department for Security Services at Hayes Valley North and South Developments, Both Hope VI Sites, and Authorizing Payment under That Contract in an Amount Not to Exceed $102,375.00

Resolution (m) - Authorizing the Executive Director to Execute a Contract with Burns Security to Provide Security Services at 22 Senior Citizen/Disabled Developments in an Amount Not to Exceed $544,757.00

Resolution (n) - Resolution Authorizing the Executive Director to Enter into a Contract with the Girls After-School Academy (GASA) for After-school Services Performed from January 1, 1995 Through December 22, 1995 for At-risk Teenage Girls at Sunnydale in an Amount Not to Exceed $60,000.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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February 15, 1996

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. on Thursday, February 22, 1996, at 440 Turk Street, San Francisco, California.

Ray Lavelle

Ray Lavelle.
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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ACCESSIBLE MEETING POLICY

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4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

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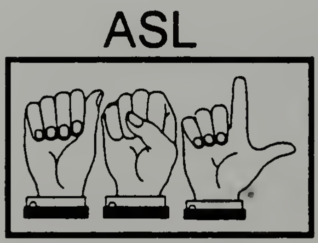

Rev. 11/17/95
Issued by Commission Secretary

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 22, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, February 22, 1996

440 Turk Street
San Francisco, CA 94124

1. **ROLL CALL:**

   Richard Carpeneti, President
   Hadie Redd, Vice President
   Barbara R. Meskunas, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner
   Thelma Kavanagh, Commissioner
   Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

   Minutes of the following meetings will be approved at the March 14, 1996 Full Commission Meeting: January 19, 1996; January 25, 1996; January 29, 1996; February 8, 1996; February 22, 1996

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

Resolution (b) -	Authorizing the Executive Director to Hire One Resident Coordinator to staff the Potrero Terrace Resource Center and Three (3) Resource center aides to staff the three resource centers (Alice Griffith, North Beach, and Potrero Terrace)
Resolution (m) -	Authorizing the Executive Director to Execute a Contract with Burns Security to Provide Security Services at 22 Senior Citizen/Disabled Developments in an Amount Not to Exceed $544,757.00

11. NEW BUSINESS:

Resolution (a) -	Resolution Approving Section 8 Rental Certificate Program Annual Contributions Contract No. SF-618-CA39-E001-038
Resolution (b) -	Resolution Authorizing the Executive Director to Enter into Negotiations for the Assignment of the Remaining Architectural Duties for the Sunnydale Comprehensive Modernization Project, Phase I, under Standard Form Agreement Between Owner and Architect No. A2011, as Amended, from Marquis Associates to Powell & Partners
Resolution (c) -	Resolution Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Two 1996 Ford Contour Gl, 4 Door Sedans in an Amount Not to Exceed $29,891.75
Resolution (d) -	Resolution Authorizing the Executive Director to Execute a Purchase Order for the Housing Authority Risk Retention Group in the Amount of $180,000.00 for the 1995-1996 Policy Year
Resolution (e) -	Resolution Authorizing the Executive Director to Hire Six (6) Hope VI Residents as Temporary Employees to Serve as Hope VI Resident Community Workers
Resolution (f) -	Resolution Authorizing the Executive Director to Enter into an Inter-Governmental Agreement with the San Francisco Police Department to Ratify the Decision of the Executive Director to Fund Supplemental Police Services in the Amount of $254,340.00 of Comp Grant Funds from October 1, 1995 Through December 31, 1995, at Housing Authority Developments.

Resolution (g) - Resolution Authorizing the Executive Director to Enter into a Contract with Pioneer Roofing Organization for Roofing and Sheet Metal Repairs at Cal 1-35, 2206-2268 Great Highway and 2215-2263 48th Avenue, in the Amount of $61,610.00.

Resolution (h) - Authorizing the Reprogramming of a Maximum of $132,000 of 1995 Drug Elimination Program Funds for the Emergency Eradication of Vicious Dogs On or Near Housing Authority Properties, and Authorizing the Executive Director to Enter into an Inter-governmental Agreement to Provide Those Funds to the San Francisco Animal Care and Control Department for Such Activities

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to Executive (Closed) Session to confer with Legal Counsel on pending litigation, pursuant to Government Code Section 54956.9(a):

Walter Patrick v. The San Francisco Housing Authority, Felipe M. Floresca, Milton F. Reiterman, and Does I-XX inclusive. San Francisco County, Superior Court Case No. 970963.

14. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

(b)

1938

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 2, 1996

TO: San Francisco Housing Authority Commission

Richard Carpeneti, President
Hadie Redd, Vice-President
Barbara Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: Shirley A. Thornton, Ed.D., Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO HIRE ONE RESIDENT COORDINATOR TO STAFF THE POTRERO TERRACE RESOURCE CENTER AND THREE RESOURCE CENTER AIDES TO STAFF THE THREE RESOURCE CENTERS (ALICE GRIFFITH, NORTH BEACH, AND POTRERO TERRACE)

The resource centers at the three target sites (Alice Griffith, North Beach, and Potrero Terrace) through a collaboration between the SFHA and the SFPD was funded out of the FY 1994 Drug Elimination Grant. The funding provided for the establishment of Resource Centers at the target sites and the creation of a pilot Community Policing Program.

The resource centers serve as a base for police foot patrols and voluntary tenant patrols. The centers also will bring in community agencies and services to meet the needs of residents. The Alice Griffith and North Beach Resource Centers are currently operating and providing information regarding: job training through apprenticeship programs, the SFUSD Regional Occupational Program; educational opportunities; employment information; health information; and information and referral services to various agencies throughout the Bay Area to meet the needs of residents. The resource centers will also provide space for service providers/community based organizations/residents to hold meetings, etc.

As stated above, the Alice Griffith and North Beach Resource Centers are staffed with Resident Coordinators and are currently in operation. The Potrero Terrace Resource Center is the last center to be opened, but the opening depends upon the hiring of the Resident Coordinator. This position is crucial in that this position is responsible for the opening, closing and coordination of services to the residents. If this position is not filled, the center will be unable to open.

The Alice Griffith and North Beach Resource Centers have been opened for a few months and the need arose to develop another position to assist the Resident Coordinator. The residents would become apprehensive if they noted the resource centers closed for any amount of time. The Resident Coordinators would have to close the center when delivering information to the residents on the development, attend trainings, out on breaks or lunch and/or are absent from the office. The Resource Center Aide position will also make it possible for a resident of the site to gain employment as the position is a entry level position which requires no typing. Filling these positions will ensure that the resource centers doors are not closed for any period of time during business hours and therefore provide consistent service to the residents.

I urge you to pass this resolution.

(Prepared by Ingerbore Robinson)

SAT/ir

(b)

RESOLUTION NO. ______
DATE ADOPTED ________

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO HIRE ONE RESIDENT COORDINATOR TO STAFF THE POTRERO TERRACE RESOURCE CENTER AND THREE RESOURCE CENTER AIDES TO STAFF THE THREE RESOURCE CENTERS (ALICE GRIFFITH, NORTH BEACH, AND POTRERO TERRACE)

WHEREAS, the Authority wishes to proceed with the opening of the Potrero Terrace Resource Center; and

WHEREAS, the Resident Coordinator position (1) will need to be filled prior to the opening of Potrero Terrace Resource Center; and

WHEREAS, the interviews have been held and the three top candidates identified; and

WHEREAS, the process was consistent with the Personnel Policies and Procedures of the Authority; and

WHEREAS, the Resource Center Aide position (3) is necessary to providing consistent services to the residents at the three sites; and

WHEREAS, the position (Resource Center Aide) was posted and closed as of Friday, January 26, 1996; and

WHEREAS, funding has been identified and secured through a 1994 Drug Elimination Grant; and

WHEREAS, interviews for the position of Resource Center Aide will be held after the approval of the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to hire for the position of Resident Coordinator (1) to staff the Potrero Terrace Resource Center and to hire for the position of Resource Center Aide (3) to staff the three Resource Centers (Alice Griffith, North Beach, and Potrero Terrace).

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits

Marie Corlett Blits,
Deputy City Attorney

2-6-96
Date

(m)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 2, 1996

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: Shirley A. Thornton, Ed.D., Secretary/Executive Director

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH BURNS SECURITY TO PROVIDE SECURITY SERVICES AT 22 SENIOR CITIZENS DEVELOPMENTS IN AN AMOUNT NOT TO EXCEED $544,757.00

The attached resolution is submitted, for your review and approval, to authorize the execution of a contract in the amount of $544,757.00 for security services to be provided at the 22 Senior Citizens Developments.

The Authority solicited proposals, in full and open competition, for security services. Proposals were received from ten security firms in a timely and acceptable manner. Listed below are the names and points awarded to each respondent by the review panel. This panel included the president of Citywide Seniors, two senior residents, District Manager, Senior Developments and a member of the San Francisco Police Department.

RESPONDENT	POINTS AWARDED
Burns Security	570
Western Security	545
Wells Fargo Guard	528
McCoy's Patrol	514
King's Security	500.5
F & J Security	475
Dean's Security	427
Olymp Security	422

Cal State Security	non-responsive
Smithwick	non-responsive

The proposal received from the highest rated respondent is in accordance with the specifications solicited to fulfill the agency's requirements. Therefore and in accordance with procurement regulations under 24 CFR, Part 85.36, the award of a contract should be made to Burns Security as the respondent that could provide the required services in a manner that is most advantageous to the agency, cost and other factors considered.

Pursuant to Authority procurement procedures, Western Security protested the proposed award to Burns. That protest was denied by the Executive Director and the Commission President, respectively.

I urge the adoption of the attached resolution.

(Prepared by Michael S. Porter)

SAT:MSP:sh

(m)

RESOLUTION NO. ________
DATE ADOPTED ________

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH BURNS SECURITY TO PROVIDE SECURITY SERVICES AT THE 22 SENIOR CITIZENS DEVELOPMENTS IN AN AMOUNT NOT TO EXCEED $544,757.00

WHEREAS, the Authority solicited proposals, in full and open competition, for security service to be provided at the 22 Senior Citizens Developments; and

WHEREAS, proposals were received from Burns Security in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a contract should be made to Burns Security as the respondent that could provide the required services in a manner that is most advantageous to the agency, cost and other factors considered; and;

WHEREAS, pursuant to Authority procurement procedures, Western Security protested the proposed award to Burns. That protest was denied by the Executive Director and the Commission President, respectively; and

WHEREAS, the funding for these services is budgeted in the Low Income operating budget for Fiscal Year 1995-1996.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract for security services at the 22 Senior Citizens Developments in an amount not to exceed $544,757.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991. Such contract shall substantially be in the form attached to this resolution.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Leslie Trutner
Leslie Trutner
Deputy City Attorney

2/5/96
Date

(2)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: San Francisco Housing Authority Commission
Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: Shirley A. Thornton, Ed.D., Secretary/Executive Director

SUBJECT: Resolution Approving an Amendment of the Section 8 Rental Certificate Program Annual Contributions Contract No. SF-618-CA39-E001-038 and Authorizing Execution of That Amendment

---

On January 26, 1996, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority that they will be amending the Section 8 Rental Certificate Program Annual Contributions Contract (ACC) No. SF-618.

The purpose of this amendment is to add Project No. CA39-E001-038 to this contract providing replacement housing assistance for Project Nos. CA39-E001-017; CA39-E001-019 and CA39-E001-030 which expired on November 30, 1995.

This resolution requests authorization to submit the documents necessary to execute the amendment, effective as of December 1, 1995.

I urge your approval of this resolution.

(Prepared by Lawrence Andrews)

(2)

RESOLUTION No.______
DATE: __________

RESOLUTION APPROVING AN AMENDMENT OF THE SECTION 8 RENTAL CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618-CA39-E001-038 AND AUTHORIZING EXECUTION OF THAT AMENDMENT

WHEREAS, The San Francisco Housing Authority ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975 as amended with the United States of America ("Government")

Now therefore, be it resolved by PHA, as follows:

1. The SUPERSEDING Section 8 ACC and funding Exhibits A for the Rental Certificate Program is hereby approved and accepted. The Chairperson is hereby authorized and directed to execute the counterparts of the ACC on behalf of PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

____
Leslie Trutner
Deputy City Attorney

7/3/96
____
Date

(b)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Pelega, Sr, . Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: Shirley A. Thornton, Secretary/Executive Director

SUBJECT: Resolution Authorizing the Executive Director to Enter into Negotiations for the Assignment of the Remaining Architectural Duties for the Sunnydale Comprehensive Modernization Project, Phase I, under Standard Form Agreement Between Owner and Architect No. A2011, as Amended, from Marquis Associates to Powell & Partners

---

The Housing Authority was advised by Marquis Associates, through their letter dated January 2, 1996, that the Architect was going out of business effective January 3, 1996. The Housing Authority wishes to ensure the continuity of professional architectural and engineering services during the remainder of the Bidding and Award Phase and the forthcoming Construction Administration Phase.

For background and particulars, please refer to the attached Memorandum to Marquis Associate Contract File dated February 9, 1996; Revised, February 13, 1996.

The attached Resolution will authorize the Executive Director to enter into negotiations for assignment of the remaining architectural duties from Marquis Associates to Powell & Partners to ensure continuity of architectural and engineering services for the Phase I Comprehensive Modernization of Sunnydale.

(Prepared by Bob Dahlstrom and Barbara Smith)

SAN FRANCISCO HOUSING AUTHORITY

MEMORANDUM

To: Marquis Associates Contract File

From: Robert Dahlstrom
Hope VI / New Construction Manager

Date: February 9, 1996; Revised, February 13, 1996

Subject: CAL 1-3, Sunnydale Comprehensive Modernization, Phase I
Marquis Associates termination of A/E Contract No. 2011

****

A/E CONTRACT

On May 26, 1993, the Housing Authority entered into a contract with Marquis Associates for architectural and engineering services necessary for the comprehensive modernization of the Sunnydale Development. The Development was divided into five areas which are to be modernized consecutively. Construction documents have been prepared for the Phase I area, and the work is out for contractors' bids. Remaining Phase I area work for the Architect is completion of the Bidding & Award Phase and performance of the Construction Administration Phase

Although the contract is with Marquis Associates, contract Article 1.9 identifies Fred Powell as the Project Architect. Fred Powell provides architectural services through his firm, Powell & Partners. A Memorandum of Understanding dated 8 June 1992 assigns certain contractual duties to Marquis Associates and others to Powell & Partners. Specifically assigned to Powell & Partners is responsibility for preparation of the construction documents and site visits during construction.

CONTRACT TERMINATION

The Housing Authority was advised by Marquis Associates through their letter dated January 2, 1996 that the Architect was going out of business effective January 3, 1996. The Architect expressed her willingness to assign the contract to their associated architect, Powell & Partners.

The Housing Authority needs to ensure that professional architectural services are furnished during the remainder of the Bidding & Award Phase and the future Construction Administration Phase.

HOUSING AUTHORITY ALTERNATIVES

To ensure continuity of professional services, the Housing Authority can (1) seek the services of a new architectural firm through the Request for Qualification (RFQ) process or seek to (2) work with Marquis Associates and Powell & Partners to effect assignment of the existing contract.

On January 30, 1996, I spoke with Pablo Galman at HUD, to determine if there were any special procurement procedures. There are none. The Housing Authority can therefore seek a new architect or work to assign the existing contract to Powell & Partners. Mr. Galman indicated that:

1. The Housing Authority should observe all legal requirements.

2. No notification to HUD is required nor is their approval required.

3. The Housing Authority should prepare a Memo to File documenting why it elects to follow a particular course of action.

CONTRACT ASSIGNMENT

Of the two alternatives, assignment of the contract to Powell & Partners is in the best interest of the Housing Authority for these reasons.

1. The time required to engage a new architect, unfamiliar with the project, is lengthy. A new architect would not be under contract until after the anticipated start of construction.

2. Assignment will provide continuity of services by the architect and engineers familiar with the construction documents. Powell & Partners were responsible for preparing the construction plans and specifications and has been performing architectural services during the bidding phase.

3. Fred Powell, AIA is the Architect of Record with the Building Department, having stamped and signed the construction documents submitted for building permits.

4. Powell & Partners' Project Architect who was responsible for completion of the construction documents will be the Project Architect during the construction phase.

RECOMMENDATION

It is therefore recommended that the Housing Authority enter into negotiations with Marquis Associates and Powell & Partners to effect assignment of the contract.

xc: Barbara T. Smith
Sheryl Bregman, Deputy City Attorney
Pablo Galman, Facilities Management Engineer, Office of Public Housing, HUD

(b)

RESOLUTION NO._______
DATE ADOPTED:_________

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO NEGOTIATIONS FOR THE ASSIGNMENT OF THE REMAINING ARCHITECTURAL DUTIES FOR THE SUNNYDALE COMPREHENSIVE MODERNIZATION PROJECT, PHASE I, UNDER STANDARD FORM AGREEMENT BETWEEN OWNERS AND ARCHITECT NO. A2011, AS AMENDED, FORM MARQUIS ASSOCIATES TO POWELL & PARTNERS.

WHEREAS, Marquis Associates has advised the Housing Authority that, after January 3, 1996, Marquis Associates would be dissolving its business and would no longer be able to provide architectural services under Agreement No. A2011; and

WHEREAS, the Housing Authority wishes to proceed with the Sunnydale Comprehensive Modernization Project, Phase I and believes that the interests of the Housing Authority and the Sunnydale residents would best be served in maintaining continuity for the final phase of architectural duties for Phase I; and

WHEREAS, Marquis Associates has expressed its willingness to assign Agreement No. A2011 to Powell & Partners; and

WHEREAS, Powell & Partners had been a subconsultant to Marquis Associates on the Sunnydale Project, and a principal of Powell & Partners, Fred Powell, AIA, is named as the Project Architect in Paragraph 1.9 of Agreement No. A 2011, and Powell & Partners was the firm primarily responsible for the preparation of the Bidding and Construction Documents for the Sunnydale Project (per Exhibit C to Agreement No. A 2011); and

WHEREAS, the Housing Authority has sought the advice of the San Francisco Regional Office of HUD as to whether the circumstances described above constitute grounds for an exception from the competitive bid process, and HUD has advised that, in light of such circumstances, an assignment, rather than a new procurement, would be an acceptable decision on the part of the Housing Authority; and

WHEREAS, Powell & Partners has stated that it is ready and willing to accept assignment of the remaining duties under Phase I of Agreement No. A2011.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into an assignment of the remaining architectural duties for Phase I of Agreement No. A2011 from Marquis Associates to Powell & Partners. The competitive bid process for the award of this specific portion of Agreement No. A2011 is waived.

2. The assignment must contain the following terms and conditions:

   a. Marquis Associates shall remain responsible for work performed to date. The assignment must require Marquis Associates to continue to provide professional liability tail insurance for a period of five (5) years from the date of assignment at no costs to the Housing Authority.

   b. The assignment is contingent upon Powell & Partners demonstrating that it has sufficient resources to perform under the terms of the Agreement.

   c. Only the architectural services remaining for Phase I of the Sunnydale Project shall be assumed by Powell & Partners. Those provisions of Agreement No. A2011 relating to or contemplating professional services for Phases II through V are hereby terminated.

   d. The assignment my amend or add certain provisions of Agreement No. A 2011 relating to fees, additional construction administration services (ie., full-time on-site representation during the Phase I construction), term of payment and insurance requirements, as deemed appropriate.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl L. Bregman

Sheryl L. Bregman
Deputy City Attorney

2/16/96
Date

(c)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita Marshall, Commissioner

FROM: Shirley A. Thornton, Ed.D., Secretary/Executive Director

SUBJ: Resolution Authorizing the Executive Director to Execute a Purchase Order to S&C Motors for the Procurement of Two (2) 1996 Ford Contour GL 4-Door Sedans in an Amount Not to Exceed $29,891.75, to Be Used to Relocate Residents and for Other Hope VI-Related Activities

---

The attached resolution is submitted, for your review and approval, to authorize the purchase of vehicles by the Authority in the amount of $29,891.75.00.

The Authority is presently involved in new construction and rehabilitation work at Hayes Valley North and South, Yerba Buena Plaza East and Bernal Dwellings which requires the relocation of all current residents living at these locations to be moved off-site. In order to accomplish the goal of assisting residents in locating other conventional, Section 8 or other subsidized housing during construction, it requires that the relocations staff transport the residents from site to site.

Requests for quotations was solicited in full and open competition for the purchase and delivery of two (2) four-door sedans. Quotations were mailed to six prospective bidders with only one respondent - S&C Motors. Upon evaluation of the price quoted, it was determined that S&C Motors can provide the vehicles requested in accordance with the specifications solicited to fulfill the Authority's requirements. Therefore, and in accordance with the procurement regulations under 24 CFR, Part 85.36, the award of a purchase order should be made to S&C Motors as the responsive, responsible bidder.

It must be noted that funding for this purchase has been approved as part of the Hope VI Relocation Grant

I urge the adoption of the attached resolution.

(Prepared by Vivian Bains)

(C)

RESOLUTION NO._____
DATE ADOPTED______

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER TO S&C MOTORS FOR THE PROCUREMENT OF TWO (2) 1996 FORD CONTOUR GL 4-DOOR SEDANS IN AN AMOUNT NOT TO EXCEED $29,891.75, TO BE USED TO RELOCATE RESIDENTS AND FOR OTHER HOPE VI-RELATED ACTIVITIES

WHEREAS, the Authority solicited bids for two (2) 1996 Ford Contour GL 4-door sedans, in full and open competition, pursuant to its Request for Quotation (RFQ), No.006-96; and

WHEREAS, quotations were mailed to six prospective bidders, with one response received; and

WHEREAS, S&C Motors submitted their quotation in a timely and acceptable manner; and

WHEREAS, S&C Motors can provide the requested vehicles in accordance with the specifications solicited and in accordance with procurement regulations under 24CFR, Part 85.36, the award of a purchase order should be made to S&C Motors; and

WHEREAS, these vehicles wil be used to relocate residents and for other Hope VI-related purposes; and

WHEREAS, funding for the procurement of these vehicles has been approved as part of the Hope VI Relocation Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order to S&C Motors for the procurement of two (2) 1996 Ford Contour GL 4-door sedans in an amount not to exceed $29,891.75, except as provided for pursuant to the procurement policy adopted by the Commission on June 13, 1991. Such vehicles will be used for the relocation of residents under the Hope VI program and other Hope VI-related purposes.

2. This resolution is effective immediately.

APPROVED AS TO FORM AND LEGALITY:

Leslie Trutner
Deputy City Attorney

3/16/96
Date

(d)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: San Francisco Housing Authority Commission

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: Shirley A. Thornton, Ed.D., Secretary/Executive Director

SUBJECT: Resolution Authorizing the Executive Director to Execute a Purchase Order for the Housing Authority Risk Retention Group in the Maximum Amount of $180,000.00 for the Payment of Estimated Deductibles for the Remainder of the 1995-1996 Policy Year

---

The Housing Authority's general liability insurance with the Housing Authority Risk Retention Group requires the Authority to pay a deductible of $10,000.00 for each general liability claim that it accepts for handling.

The Authority has estimated that $180,000.00 is needed for the remainder of the 1995-96 policy year (June 1, 1995 through May 31, 1996) to cover the deductible amount. Therefore, this resolution authorizes the Executive Director to execute a purchase order in the maximum amount of $180,000.00.

I urge your approval of this resolution.

(Prepared by Victoria R. Adams and Debrenia Madison)

(d)

RESOLUTION NO. ______
DATE ADOPTED: ______

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE HOUSING AUTHORITY RISK RETENTION GROUP IN THE MAXIMUM AMOUNT OF $180,000.00 FOR THE PAYMENT OF ESTIMATED DEDUCTIBLES FOR THE REMAINDER OF THE 1995-1996 POLICY YEAR

WHEREAS, the Authority, by Resolution No. 3006 dated May 28, 1987, accepted membership into the Housing Authority Risk Retention Group ("HARRG") for the provision of general liability insurance; and

WHEREAS, the Authority, by Resolution No. 4481 dated June 22, 1995, renewed its policy with HARRG for the 1995-96 policy year; and

WHEREAS, the Authority's policy with HARRG requires the agency to pay a deductible in the amount of $10,000.00 for each general liability claim that is accepted for payment by HARRG; and

WHEREAS, funding has been approved, and is available from the Authority's operating budget, for the fiscal year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute a purchase order for the Housing Authority Risk Retention Group in an amount not to exceed $180,000.00 to fund anticipated deductibles for general liability claims against the Authority, which HARRG accepts for payment during the remainder of the 1995-1996 policy year (June 1, 1995 through May 31, 1996).

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

____
Leslie Trutner
Deputy City Attorney

3/16/96
____
Date

(e)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita Marshall, Commissioner

FROM: SHIRLEY A. THORNTON, SECRETARY/EXECUTIVE DIRECTOR

SUBJ: Resolution Authorizing the Executive Director to Hire Six (6) Hope VI Residents as Temporary Employees to Serve as Hope VI Resident Community Workers.

Resolution No. 4573, approved by the Commission on January 19, 1996, requires Commission approval of certain personnel actions.

During the months of October and November 1995 job descriptions and applications were distributed for the position of HOPE VI Resident Community Workers. The position provides a liaison between the residents of targeted HOPE VI sites, the surrounding community, and SFHA for the purpose of identification of community needs. Resident workers will assist in creating and disseminating resident informational leaflets and flyers and attending HOPE VI related meetings. The individuals selected to fill this position will staff on-site SFHA offices at each of the HOPE VI developments. The on-site offices are currently being renovated by SFHA Force Account. Workers will report to SFHA's Egbert St. office until the on-site offices have been completed. Resident Community Workers will work under the direction of the Community and Supportive Services Coordinator.

It was originally planned that the Community Workers would be paid a community service stipend for their participation. Upon consultation with HUD, the Corporation for National Services, SFHA personnel and Finance Departments and the Resident Workers it was discovered that this was not the best course of action for residents or the Authority. Because of the amount of pay (over $200.00 monthly) to be received by the resident workers, it would be necessary to put them on the SFHA payroll and deduct the necessary taxes.

We urge the passage of this resolution.

(Prepared by Darnisha Wright and Toni Cook)

RESOLUTION NO. ____________
DATE ADOPTED ____________

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO HIRE SIX (6) HOPE VI RESIDENTS AS TEMPORARY EMPLOYEES TO SERVE AS HOPE VI RESIDENT COMMUNITY WORKERS.

WHEREAS, the Authority has been awarded 72.5 Million dollars in HOPE VI funds for three sites (Bernal Dwellings, Plaza East and Hayes Valley); and

WHEREAS, over 1 Million dollars has been allocated for Community and Supportive Services at each development; and

WHEREAS, the SFHA seeks to stabilize resident relations and promote the dissemination of information to HOPE VI residents; and

WHEREAS, the SFHA seeks to encourage resident hiring and resident empowerment; and

WHEREAS, residents have been interviewed and selected at each HOPE VI site, in accordance with SFHA hiring procedures, to serve as Hope VI Community Workers.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to hire for the temporary position of HOPE VI Resident Community Worker at an hourly rate not to exceed $7.00 per hour plus fringes. Hiring is subject to compliance with all Authority requirements for the hiring of such temporary employees, and in accordance with the attached job description.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

____
Leslie Trutner
Deputy City Attorney

7/6/96
____
Date

(f)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION
Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, , Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: SHIRLEY A. THORNTON, Ed.D., Secretary/Executive Director

SUBJ: Resolution Authorizing the Executive Director to Enter into an Inter-Governmental Agreement with the San Francisco Police Department to Ratify the Decision of the Executive Director to Fund Supplemental Police Services in the Amount of $254,340.00 of Comp Grant Funds from October 1, 1995 Through December 31, 1995, at Housing Authority Developments.

The attached resolution is submitted, for your approval, to ratify the decision of the Executive Director to fund supplemental police services from the San Francisco Police Department in the amount of $254,340.00. These services were performed by the SFPD in addition to the normal services rendered to the citizens of San Francisco. These services were performed between October 1, 1995 and December 31, 1995.

In the past, the Authority has previously funded such activities, most recently in the amount of $1,600,000. Based on the response and commitment from the San Francisco Police Department, and the prevalent crime and vandalism, the Authority believes that this inter-governmental agreement is prudent and necessary to have, in order to abate crime in our developments.

This ratification deals with the safety and well being of our public housing residents residing in our family developments. I urge the passage of this resolution.

(Prepared by Michael S. Porter and Jim Williams)

(f)

RESOLUTION NO. ___________
DATE ADOPTED _________

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE SAN FRANCISCO POLICE DEPARTMENT TO RATIFY THE DECISION OF THE EXECUTIVE DIRECTOR TO FUND SUPPLEMENTAL POLICE SERVICES IN THE AMOUNT OF $254,340 OF COMP GRANT FUNDS FROM OCTOBER 1, 1995, THROUGH DECEMBER 31, 1995, AT HOUSING AUTHORITY DEVELOPMENTS.

WHEREAS, the SFHA and the SFPD have instituted a Housing Police Task Force to provide additional community policing and related activities at SFHA developments; and

WHEREAS, the SFHA has previously funded activities of the Housing Police Task Force with $1,600,000 of Comprehensive Modernization Grant Funds for the period of October 1, 1994, through September 30, 1995; and

WHEREAS, the Executive Director of the SFHA has verbally authorized SFPD to continue its Housing Police Task Force activities at SFHA developments from October 1, 1995, to December 31, 1995 in an amount not to exceed $254,340; and

WHEREAS, reimbursement for such services is an eligible expenditure of Comprehensive Modernization Grant Funds; and

WHEREAS, the SFPD has provided 7,469 hours of services in excess of the hours to be compensated with the $254,340 of Comp Grant funds, but has agreed to provide such services in the amount of $281,646 at no charge to the SFHA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into an Intergovernmental Agreement with the San Francisco Police Department to fund Housing Police Task Force activities performed at SFHA developments from October 1, 1995, through December 31, 1995. The Executive Director's authority to enter into such Agreement is subject to the receipt of any required approvals from HUD. Such Agreement shall be in substantially the form attached to this Resolution.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY
Louis H. Renne
City Attorney

By: ____________________
Deputy City Attorney

(9)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 16, 1996

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS
Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

FROM: Shirley A. Thornton, Ed.D., Secretary/Executive Director

SUBJ: Resolution Authorizing The Executive Director to Enter Into a Contract With Pioneer Roofing Organization For Roofing And Sheet Metal Repairs at Cal 1-35, 2206-2268 Great Highway and 2215-2263 48th Avenue, in the Amount of $61,610.00.

On December 6, 1995, the Authority advertised for bids for Roofing and Sheet Metal Repairs at CAL 1-35, 2206-2268 Great Highway and 2215-2263 48th Avenue. On January 11, 1996, four (4) bids were received as follows:

	Bidders	Bid Amount
1.	Pioneer Roofing Organization.	$61,610.00
2.	Western Roofing Service	$62,995.00
3.	Alpha Reds Company	$69,680.00
4.	Wedge Roofing, Inc.	$71,890.00

The bid proposals submitted have been reviewed by staff and found to be in order, and the lowest bid price submitted by Pioneer Roofing Organization is within the funding available for this effort.

Pioneer Roofing Organization lists one subcontractor and represents that it is a participant in a California State Department of Apprenticeship Standards' Certified apprenticeship program in all apprenticeable crafts. Pioneer Roofing Organization has stated that it will make every effort to employ a public housing resident on this project.

This project is very urgent in order to prevent damage to personal property and interior surfaces from leaking roofs and to prevent further deterioration of the building roof sheathing and framing. Therefore, I recommend that the attached Resolution be adopted at the February 22, 1996 Commission Meeting.

(Prepared by Barbara Smith and David Leash)

(9)

RESOLUTION NO.______
DATE ADOPTED:_______

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PIONEER ROOFING ORGANIZATION FOR ROOFING AND SHEET METAL REPAIRS AT CAL 1-35, 2206-2268 GREAT HIGHWAY AND 2215-2263 48TH AVENUE, SAN FRANCISCO, CALIFORNIA, IN THE AMOUNT NOT TO EXCEED $61,610.00.

WHEREAS, on December 6, 1995, the San Francisco Housing Authority advertised for bids for the Roofing and Sheet Metal Repairs at CAL 1-35, 2206-2268 Great Highway and 2215-2263 48th Avenue, San Francisco, California; and

WHEREAS, on January 11, 1996, four (4) bids were received as follows:

	Bidders	Bid Amount
1.	Pioneer Roofing Organization	$61,610.00
2.	Western Roofing Service	$62,995.00
3.	Alpha Reds Company	$69,680.00
4.	Wedge Roofing, Inc.	$71,890.00

WHEREAS, the Authority has evaluated the bids and determined that Pioneer Roofing Organization, is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant 1993.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Pioneer Roofing Organization in the amount of $61,610.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl L. Bregman
Sheryl Bregman
Deputy City Attorney

2/16/96
Date

(h)

RESOLUTION NO. ___________
DATE ADOPTED ___________

RESOLUTION AUTHORIZING THE REPROGRAMMING OF A MAXIMUM OF $132,000 OF 1995 DRUG ELIMINATION PROGRAM FUNDS FOR THE EMERGENCY ERADICATION OF VICIOUS DOGS ON OR NEAR HOUSING AUTHORITY PROPERTIES, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT TO PROVIDE THOSE FUNDS TO THE SAN FRANCISCO ANIMAL CARE AND CONTROL DEPARTMENT FOR SUCH ACTIVITIES

WHEREAS, the Housing Authority recognizes that the preponderance of vicious dogs in and around Housing Authority properties poses a substantial threat to the health and safety of Housing Authority residents and other individuals who may be at or near Housing Authority properties; and

WHEREAS, HUD has allocated to the Housing Authority a maximum of $800,000 of 1995 Drug Elimination Program Funds to be used for reimbursement of local law enforcement, voluntary tenant patrols and drug prevention; and

WHEREAS, the Housing Authority wishes to reprogram a maximum of $132,000 of 1995 Drug Elimination Program funds to pay for the emergency eradication of vicious dogs for a period of approximately one year based on a proposal submitted by the San Francisco Animal Care and Control Department; and

WHEREAS, the proposed funds would be paid to the San Francisco Animal Care and Control Department through an intergovernmental agreement either (i) between the Housing Authority and that department, (ii) between the Housing Authority and the San Francisco Chief Administrative Officer's Office, the office responsible for the administration of animal control activities, or (iii) between the Housing Authority and the San Francisco Police Department, which would then subcontract with the San Francisco Animal Care and Control Department.

NOW, THEREFORE, NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Housing Authority is authorized to reprogram a maximum of $132,000 of 1995 Drug Elimination Program Funds for the emergency eradication of vicious dogs on or near Housing Authority properties. Such reprogramming is subject to receipt of any required approvals from HUD and/or the giving of any required notifications to HUD.

2. Following the approved reprogramming of funds, the Executive Director is authorized to enter into an Intergovernmental Agreement to provide funds to the San Francisco Animal Care and Control Department to fund the activities described in this resolution. Such agreement shall be in a form which complies with any necessary HUD and/or City and County of San Francisco contracting requirements, and may provide funds to the Animal Care and Control Department either directly, through the City's Chief Administrative Officer, or through a subcontract with the San Francisco Police Department.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY
Louis H. Renne
City Attorney

By: ______________________
Deputy City Attorney

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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angerous
og Task Force

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February 23, 1996

PUBLIC NOTICE

A meeting of the Dangerous Dog Task Force will be held at 4:00 p.m., Friday, March 1, 1996 at 440 Turk Street, San Francisco, California.

Ray Lavelle
Ray Lavelle
Commission Secretary

1935

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

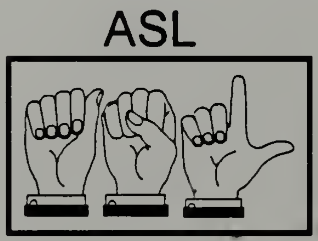
2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.



Rev. 11/17/95
Issued by Commission Secretary

A MEETING OF THE DANGEROUS DOG TASK FORCE WILL BE HELD ON FRIDAY, MARCH 1, 1996 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALFORNIA

AGENDA

Meeting Held: Friday, March 1, 1996	440 Turk Street San Francisco, California 94102

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1. **ROLL CALL:**

    Barbara R. Meskunas, Chairperson
    Juanita D. Marshall, Commissioner
    Hadie Redd, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

    Minutes of February 13, 1996

4. **PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:**

    NOTE: The Public will have the opportunity to comment on Agenda and Non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

5. **IMPLEMENTATION OF SCHEDULE FOR ANIMAL CARE & CONTROL AND SFPD**

6. **PROSECUTION FOR DOG-RELATED CRIMINAL ACTIVITIES**

7. **LEGISLATIVE REMEDIES**

8. **STRENGTHENING LEASE ENFORCEMENT AND EVICTION POLICIES**

9. **ADJOURNMENT**

Ray Lavelle

Ray Lavelle
Commission Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Pit Bull Task Force Meeting Held:	440 Turk Street
Tuesday, February 13, 1996	San Francisco, CA 94102

The Pit Bull Task Force of the Housing Authority of the City and County of San Francisco met at 440 Turk Street, San Francisco, California on Thursday, October 26, 1995.

The meeting was called to order at 4:10 p.m. by Commissioner Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:	Barbara R. Meskunas, Chairperson Juanita D. Marshall, Commissioner Hadie Redd, Commissioner Richard Carpeneti, Commissioner (left at 5:20 p.m.)
ABSENT:	None
ALSO PRESENT:	Al Nelson, Acting Executive Director

2. APPROVAL OF AGENDA:

Commissioner Redd moved to approve the Agenda and Commissioner Marshall seconded the motion. The Agenda was APPROVED.

3. PUBLIC COMMENT ON AGENDA OR NON-AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

Rosemary Ozan
Elliot Katz - In Defense of Animals
Richard Schulke - SF Commission on Animal Control and Welfare
Gloria Chavarria - Animal Switchboard
Barbara Lynn - Safety Awareness For Everyone (SAFE)

4. **NEW BUSINESS:**

Jim Williams - SFHA: Mr. Williams, Director of Housing Management, spoke of the process involved in evicting tenants for possession of dangerous dogs. He indicated that his department is doing the eviction paperwork as quickly as possible, but that evictions take time. He stated that 30-day notices have been served on all tenants who possess dogs. Commissioner Meskunas inquired whether or not we could serve a 3-day notice, as she believes possession of these dogs is a public hazard. Commissioner Meskunas requested a legal opinion from our Legal department on serving 3-day notices instead of 30-day notices. Additionally, she requested information regarding the grievance procedure for tenants who are being evicted. She asked that this information be given to the Committee by Friday, February 16, 1996.

Candace J. Heisler - SF District Attorney's Office: Ms. Heisler indicated that the previous District Attorney did not prosecute trespassing charges within the Authority's developments. Under the present District Attorney, the DA's office has a commitment to proceed aggressively in pursuing criminal charges regarding dangerous dogs and trespassing. She said her office will be meeting with the Police Department to develop a strategy and then to target areas to pursue this strategy.

Matthew Kaplan - Commission on Animal Control and Welfare: Mr. Kaplan invited the participants to a meeting at City Hall, 401 Van Ness, Room 214, at 5:30 p.m. on Wednesday, February 14. This is his regular commission meeting. He also requested that all mailings regarding the activities of this committee be sent to him.

Lieutenant Stasko - SFPD: Lieutenant Stasko submitted statistical reports to the Committee. Commissioner Meskunas inquired whether the owners of dangerous dogs could be cited for loitering or trespassing. Lieutenant Stasko indicated that the previous District Attorney didn't prosecute trespassing charges due to "freedom of passage" First Amendment issues. He also indicated that we should not be renting to parolees. A discussion ensued in which Lt. Stasko recommended additional staffing for the Animal Care and Control department. He stated the importance of everyone working together to solve this problem. Commissioner Carpeneti stated that he thought SF Supervisor Tom Ammiano is working on legislation which may make it illegal for the owners of fighting dogs to retrieve them once they been picked up Animal Care and Control. Lieutenant Stasko indicated that he, or a representative, will be attending future meetings regarding this issue.

Captain Knapp - Animal Care and Control: Captain Knapp stated that he and his staff shared the concern and frustration regarding the dangerous dog situation. He indicated that more time had been devoted to sweeps when the number of staff available was larger. However, due to budget cuts in the last several years, there is not enough staff available to do saturation sweeps in and around the developments. He stated that his department could make use of funds if the Authority was able to devote money to this problem. A discussion ensued in which possible uses of funds were discussed. The possibility of reimbursing his department for contracting out the service of picking up dead animals was discussed. Commissioner Meskunas requested that Captain Knapp speak with the director of his department, preferably before Friday, February 16.

in order to firm up some budget figures regarding how much additional staffing would cost. Additionally, Captain Knapp stated that he thought it would take about 30 days from notice of funding to provide additional staff. Captain Knapp said that his department continues to provide service to the best of their ability - out of 40 recent calls, 20 of them resulted in dog impounds. His department also writes up and collects evidence to pursue criminal charges regarding cruelty to animals. There is a procedure in place to identify animals who may be the victim of cruelty, and to pursue criminal charges against the people responsible. He also indicated that there is a policy in place which make public housing residents sign a paper stating that they are the owner of the dog before the department will release the dog. A copy of this letter is sent to the Authority. Jim Williams, Director of Housing Management, indicated that the Authority then serves the resident with a 30-day eviction notice.

Scott Emblidge - SF City Attorney's Office: Mr. Emblidge has contacted the California League of Cities, which maintains a library of ordinances throughout the state. Some ordinances have been passed in other cities regarding dangerous dog. However, there is a state law which says that any city may adopt a dangerous dog ordinance, but it can not be breed-specific. His office will continue to investigate legislation surrounding this issue. Legislation could be developed regarding "characteristics" of dogs which would label them dangerous, rather than a breed. His office is working with SF Supervisor Tom Ammiano to draft possible legislation. Commissioner Meskunas requested that Supervisor Ammiano be put on the mailing list regarding this committee's activities.

Dr. Elliot Katz - In Defense Of Animals: Dr. Katz stated that he felt the cooperation of the public housing residents was essential to the successful elimination of dangerous dogs. Commissioner Meskunas stated that violence has been inflicted on residents and Authority staff who have reported dangerous dogs. Commissioner Marshall stated that the Resident Relations Committee has received numerous complaints from residents regarding dangerous dogs.

5. ADJOURNMENT:

Commissioner Meskunas stated that she would like to see all the agencies and other interested parties sit down together and exchange information at the next meeting. She thanked all the participants and stated that they would be notified of future meetings.

With no further business to discuss, the meeting was adjourned.

Al Nelson
Acting Executive Director

Barbara R. Meskunas
Chairperson

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SAN FRANCISCO HOUSING AUTHORITY

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March 6, 1996

PUBLIC NOTICE

A *special meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 6:30 p.m., Friday, March 8, 1996 at 440 Turk Street, San Francisco, California.

Ray Lavelle
Ray Lavelle
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON FRIDAY, MARCH 8, 1996 AT 6:30 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Friday, March 8, 1996

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda and Non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. **NEW BUSINESS:**

Resolution (a) - Resolution Temporarily Delegating Power, Duty and Authority for Operation and Management of the San Francisco Housing Authority (SFHA) to the United States Department of Housing and Urban Development, and Amending SFHA Policies, Rules, Procedures and By-Laws Accordingly.

5. **ADJOURNMENT:**

Ray Lavelle

Ray Lavelle
Commission Secretary

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SAN FRANCISCO HOUSING AUTHORITY

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March 11, 1996

Cancelled

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco that was to be held at 4:00 p.m. on Thursday, March 14, 1996, at 440 Turk Street, San Francisco, California, has been cancelled.

The next meeting is tentatively scheduled for Monday, March 18, 1996. You will receive official notification of this meeting.

Cancelled

Ray Lavelle
Ray Lavelle.
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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March 14, 1996

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PUBLIC NOTICE

A *SPECIAL MEETING CONDUCTED BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 WILL BE HELD ON MONDAY, MARCH 18, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

Ray Lavelle

Ray Lavelle.
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.

Rev. 11/17/95
Issued by Commission Secretary

A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 WILL BE HELD ON MONDAY, MARCH 18, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Meeting Held:
Monday, March 18, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **REPORT OF CHIEF OPERATING OFFICER:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

A. Determination and Order Rescinding the Provisions of Resolution No. 4573, Which Had Established a Temporary Freeze on Personnel Actions Including Personal Service Contracts Pursuant to the California Housing Authorities Law (Health and Safety Code Sections 34200, *et seq.*)

B. Determination and Order Amending Resolution No. 3654 Regarding the San Francisco Housing Authority Procurement Policy, to Increase the Threshold for Commission-Level Approval from Those Purchases and Contracts Over $10,000.00 to Those Purchases and Contracts Over $25,000.00

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C. Determination and Order (1) Authorizing the Designated Chief Operating Officer to Execute a License Between the San Francisco Housing Authority ("SFHA") and McCormack Baron & Associates, Inc., A Missouri Corporation ("MBA") or Its Affiliates to Allow Site Mobilization by the General Contractor on the Hayes Valley North Site; (2) Authorizing the Designated Chief Operating Officer to Execute a Second Amendment to the Disposition and Development Agreement Between the SFHA and MBA, Including a Preconstruction Work License; (3) Authorizing the Authority's Expenditure of an Amount Not To Exceed $4,831,000.00 on the Remediation, Demolition, and Site Preparation Work for Hayes Valley North and South Sites; (4) Authorizing the Expenditure of an Amount Not To Exceed $773,257.00 for MBA to Repay the San Francisco Redevelopment Agency ("SFRA") for Predevelopment Expenses of the Hayes Valley Apartments Limited Partnership Funded by the SFRA; and (5) Authorizing the Designated Chief Operating Officer to Take Such Further Actions and Execute Such Further Documents as Necessary to Carry Out the Purposes of the DDA

D. Determination and Order Authorizing the Designated Chief Operating Officer to Enter into a Contract with Geo/Resources Consultants, Inc. For Geotechnical services at CAL 1-5, the Bernal Dwellings, in an Amount Not To Exceed $179,393.00

E. Determination and Order Authorizing the Designated Chief Operating Officer to Enter into a Contract with Geo/Resources Consultants, Inc. For Geotechnical services at CAL 1-18(2), Yerba Buena Plaza East, in an Amount Not To Exceed $209,503.00

F. Determination and Order Authorizing the Designated Chief Operating Officer to Execute a Grant Agreement with HUD, and any Amendments to that Agreement, for a Grant of $22,055,000.00 of Hope VI Plus Funds to the SFHA for Revitalization of the Hayes Valley North and South Developments

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

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SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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March 22, 1996

Cancelled

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco that was to be held at 4:00 p.m. on Thursday, March 28, 1996, at 440 Turk Street, San Francisco, California, has been cancelled.

You will receive official notification of the next meeting.

Ray Lavelle
Ray Lavelle.
Commission Secretary

Cancelled

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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March 28, 1996

PUBLIC NOTICE

A SPECIAL MEETING CONDUCTED BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 WILL BE HELD ON MONDAY, APRIL 1, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

Ray Lavelle

Ray Lavelle.
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.

Rev. 11/17/95
Issued by Commission Secretary

A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 WILL BE HELD ON MONDAY, APRIL 1, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Meeting Held:
Monday, April 1, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **PRESENTATION BY HUD GENERAL COUNSEL NELSON DIAZ ON SAFETY AND SECURITY POLICY ISSUES IN PUBLIC HOUSING, FOLLOWED BY OPEN FORUM DISCUSSION**

3. **REPORT OF CHIEF OPERATING OFFICER:**

4. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

5. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Authorizing the Chief Operating Officer to Execute Amendment No. 1 to the Agreement with Powell and Partners, Architects, Contract #A5008, for Architectural and Engineering Services Required Relative to an Environmental Assessment for the Hope VI, Yerba Buena Plaza East Development for an Amount Not to Exceed $46,300.00

   B. Determination and Order Authorizing the Chief Operating Officer to Execute Amendment No. 1 to the Agreement with Hardison Komatsu Ivelich and Tucker, Contract #A5012, for Architectural and Engineering Services Required Relative to an Environmental Assessment and Playground Facilities for the Hope VI, Bernal Dwellings Development for an Amount Not to Exceed $58,000.00

   C. Determination and Order Authorizing Execution of a New HUD Consolidated Annual Contributions Contract, Consisting of Form HUD-53012A and Form HUD-53012B

   D. Determination and Order Temporarily Amending the By-laws of the Housing Authority of the City and County of San Francisco to Provide That Regular Public Meetings of the Authority Will Be Held on the First Monday of Each Month, at 4:00 P.m., for So Long as the HUD Secretary Continues to Act Pursuant to Resolution No. 4604

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5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

DETERMINATION AND ORDER NO._____OF RESOLUTION NO. 4604
DATE ADOPTED:_____

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH POWELL AND PARTNERS, ARCHITECTS, CONTRACT #A5008, FOR ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED RELATIVE TO AN ENVIRONMENTAL ASSESSMENT AND PLAYGROUND FACILITIES, FOR THE HOPE VI, YERBA BUENA PLAZA EAST DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $46,300.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Powell and Partners to perform architectural services for the HOPE VI Yerba Buena Plaza East Development, the Housing Authority and Powell and Partners subsequently executed such contract and Powell and Partners has been performing services thereunder; and

WHEREAS, the need for additional services from Powell and Partners under Contract #A5008 has arisen in light of evolving circumstances; and

WHEREAS, the first of these developments concerns the Environmental Assessment for the project site, where HUD has now directed the Housing Authority to undertake the Environmental Assessment in accordance with 24 CFR Part 50 and the National Environmental Policy Act (NEPA), the Environmental Assessment being among the prerequisites for HUD authorization to proceed with the demolition phase of the project; and

WHEREAS, Powell and Partners, as the architect and planner of the Plaza East Development, is in the best position to monitor the Environmental Assessment so that HUD can then proceed to approve the demolition of the existing structures; and

WHEREAS, the second of these developments is that residents of Plaza East have expressed their concern that site constraints prevent the on-site development of "Tot Lots" and other playground facilities for the children of the Plaza East Development; and

WHEREAS, the Housing Authority, in consultation with residents, has ascertained a potential site for playground facilities accessible to the Plaza East Development at an adjacent site which is currently under-utilized; the site is known as the Buchanan Street mall and is owned by the City and County of San Francisco; and

WHEREAS, Powell and Partners, as the architect and planner of the Plaza East Project, is best qualified to develop a Master Plan in consultation with residents, neighbors, Neighborhood Associations and various City Departments preparatory to submittal to the City for approval and

Prepared by Robert Dahlstrom and Barbara Smith - Housing Development

to use in seeking funding, all to promote a higher and better use of the Buchanan Street mall; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1 with Powell and Partners, Architects, substantially in the same form as attached, in an amount not to exceed $46,300.00 ($42,075 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Deputy City Attorney

3-28-96
Date

Prepared by Robert Dahlstrom and Barbara Smith - Housing Development

(B)

DETERMINATION AND ORDER NO.______OF RESOLUTION NO. 4604
DATE ADOPTED:______

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH HARDISON KOMATSU IVELICH AND TUCKER, CONTRACT #A5012, FOR ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED RELATIVE TO AN ENVIRONMENTAL ASSESSMENT FOR THE HOPE VI, BERNAL DWELLINGS DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $58,000.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Hardison Komatsu Ivelich and Tucker (HKIT) to perform architectural services for the HOPE VI Bernal Dwellings Development, the Housing Authority and HKIT subsequently executed such contract and HKIT has been performing services thereunder; and

WHEREAS, the need for additional services from HKIT under Contract #A5012 has arisen in light of changing circumstances; and

WHEREAS, this development concerns the Environmental Assessment for the project site, where HUD has now directed the Housing Authority to undertake the Environmental Assessment in accordance with 24 CFR Part 50 and the National Environmental Policy Act (NEPA), the Environmental Assessment being among the prerequisites for HUD authorization to proceed with the demolition phase of the project; and

WHEREAS, HKIT, as the architect and planner of the Bernal Dwellings Development, is in the best position to monitor the Environmental Assessment so that HUD can then proceed to approve the demolition of the existing structures; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

Prepared by Robert Dahlstrom and Barbara Smith - Housing Development

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1 with Hardison Komatsu Ivelich and Tucker, substantially in the same form as attached, in an amount not to exceed $58,000.00 ($52,690 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Deputy City Attorney

3-28-96
Date

Prepared by Robert Dahlstrom and Barbara Smith - Housing Development

(C)

DETERMINATION AND ORDER NO. ______ OF RESOLUTION NO. 4604
ADOPTED __________

DETERMINATION AND ORDER AUTHORIZING EXECUTION OF A NEW HUD CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT, CONSISTING OF FORM HUD-53012A AND FORM HUD-53012B

WHEREAS, the San Francisco Housing Authority and the United States Department of Housing and Urban Development (HUD) are parties to a Consolidated Annual Contributions Contract (ACC); and,

WHEREAS, HUD periodically issues a revised ACC form; and,

WHEREAS, HUD has prepared a new Consolidated Annual Contributions Contract and requires that it be executed by the San Francisco Housing Authority; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter, "HUD Secretary").

NOW , THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The new HUD Consolidated Annual Contributions Contract consisting of Form HUD-53012A and Form HUD-53012B as attached hereto, is approved, and shall be executed on behalf of the San Francisco Housing Authority.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Deputy City Attorney

Date: 5-28-96

Prepared by Jon Gresley - Executive Office

(D)

DETERMINATION AND ORDER NO. ______ OF RESOLUTION NO. 4604
ADOPTED __________

DETERMINATION AND ORDER TEMPORARILY AMENDING THE BY-LAWS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO PROVIDE THAT REGULAR PUBLIC MEETINGS OF THE AUTHORITY WILL BE HELD ON THE FIRST MONDAY OF EACH MONTH, AT 4:00 P.M., FOR SO LONG AS THE HUD SECRETARY CONTINUES TO ACT PURSUANT TO RESOLUTION NO. 4604

WHEREAS, the San Francisco Housing Authority By-Laws, Article III, Section II, provides that regular public meetings of the Authority shall be held "on the Second and Fourth Thursdays of each month, at 4:00 p.m., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding business day;" and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter, "HUD Secretary"); and,

WHEREAS, the HUD Secretary wishes to temporarily change the days for regular public meetings so that they occur on the first Monday of each month, for so long as the HUD Secretary continues to act pursuant to Resolution No. 4604.

NOW , THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. Article III, Section II of the By-Laws of the Housing Authority of the City and County of San Francisco, is temporarily amended by adding a second paragraph which provides: For so long as the HUD Secretary continues to act pursuant to Resolution No. 4604, regular public meetings of the Authority will be held on the first Monday of each month, at 4:00 p.m., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding business day.

2. At such time as the HUD Secretary's authority pursuant to Resolution No. 4604 is terminated, this temporary amendment adding a second paragraph to Article III, Section II of the By-Laws of the Housing Authority shall have no further force and effect.

3. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits

Marie Corlett Blits
Deputy City Attorney

Date: 3-27-96

Prepared by Marie Corlett Blits - City Attorney

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 WILL BE HELD ON MONDAY, MAY 6, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

MEETING NOTICE AND AGENDA

DEPOSITORY ITEM
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Meeting Held:
Monday, May 6, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **APPROVAL OF MINUTES OF MARCH 18 AND APRIL 1, 1996 MEETING MINUTES**

3. **REPORT OF CHIEF OPERATING OFFICER:**

4. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

5. **CONSIDERATION OF ACTION ITEMS:**

A. Determination and Order Authorizing the Chief Operating Officer to Execute Amendment No. 1 to the Agreement with Hardison, Komatsu, Ivelich and Tucker, Contract #A5012, For Architectural and Environmental Engineering Services Required Relative to an Environmental Assessment for the HOPE VI, Bernal Dwellings Development, for an Amount Not To Exceed $58,000.00 (carried over from 4/1/96 meeting)

B. Determination and Order Authorizing the Chief Operating Officer to Execute Amendment No. 1 to the Agreement with Powell and Partners Architects, Contract #A5008, For Architectural and Engineering Services, Relevant to an Environmental Assessment, Required for the Hope VI, Yerba Buena Plaza East Development, for an Amount Not-To-Exceed $38,750.00 (carried over from 4/1/96 meeting)

C. Determination and Order Authorizing the Chief Operating Officer to Execute Amendment No. 1 to the Agreement with Powell and Partners Architects, Contract #A5008, for Architectural and Engineering Services, Relevent to a Children's Playground, Required for the Hope VI, Yerba Buena Plaza East Development, for an Amount Not-To-Exceed $7,600.00 (carried over from 4/1/96 meeting)

D. Determination and Order Authorizing the Designated Chief Operating Officer to Execute Amendment to an Existing Youth Tutorial Program Service Contract between the Housing Authority and Mission Neighborhood Centers, Inc., D.B.A. Precita Valley Community Center, to Extend the Contract Term for Six (6) Months.

E. Determination and Order Authorizing the Designated Chief Operating Officer to Execute an Intercreditor Agreement in Connection with the Housing Authority's Variable Rate Demand Multifamily Housing Revenue Bonds, 1985 Series D (737 Post Street)

F. Determination and Order Authorizing the Designated Chief Operating Officer to Execute a Substitution of Trustee and Request for Partial Reconveyance to Accomplish the Reconveyance of the Alcazar Theatre Parcel

G. Determination and Order Authorizing Payment for Litigation Services Provided by Littler, Mendelson, Fastiff, Tichy & Mathiason During the 1995-1996 Fiscal Year in the Amount of $122,371.44

H. Determination and Order Authorizing the Designated Chief Operating Officer to Enter into a Contract with Honeywell, Inc., to Install Energy Efficiency Measures to Reduce Operational and Utility Costs at Various SFHA Housing Developments with no Fiscal Impact to the Authority.

I. Determination and Order Authorizing an Advance to the Ujamaa/Westbrook Hunter's Point "A" East Resident Management Corporation of $32,500.00 in Comprehensive Grant Program Funds to Pay for Emergency Sewer Repair Work at the Westbrook Hunter's Point "A" East Development.

6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

7. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

Draft

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Conducted by HUD Designee Kevin E. Marchman, Acting
Pursuant to SFHA Resolution No. 4604
4:00 P.M.

Special Meeting Held:	440 Turk Street
Monday, April 1, 1996	San Francisco, CA 94102

1. CALL TO ORDER:

HUD Designee Kevin E. Marchman called the meeting to order at 4:15 p.m.

It was noted that the agenda titles are mixed up for Actions Items "A" and "B", though the Determinations and Orders themselves are correct. On the agenda, Action Item "A" requests services for an Environmental Assessment at Yerba Buena Plaza East but does **NOT** request services for Playground Facilities - playground facilities are on the Action Item "B" for Bernal Dwellings. This is reversed. Playground facilities should have been listed for Plaza East and **NOT** listed for Bernal Dwellings.

2. PRESENTATION BY HUD GENERAL COUNSEL NELSON DIAZ ON SAFETY AND SECURITY POLICY ISSUES IN PUBLIC HOUSING, FOLLOWED BY OPEN FORUM DISCUSSION

In the absence of HUD General Counsel Nelson Diaz, HUD Assistant General Counsel Beverly Agee gave the presentation. Ms. Agee noted that President Clinton stated on January 23, 1996, during the State of the Union address, that Public Housing residents should have a "one strike and you're out" rule. The Department of Housing and Urban Development is currently implementing this "one strike" policy. All citizens have the right to live in peace, freedom from intimidation and abuse. Due to the extraordinary demand for affordable housing, the limited amount of public housing should be awarded to responsible individuals. The application of the "one strike" policy will comply with civil rights law, fair housing law, due process laws and privacy laws at both the screening and eviction phases. Kevin Marchman held a press conference in which he asked residents to work together with the SFHA staff about how to implement this policy in San Francisco.

The policy calls for comprehensive background checks at the admissions stage, which includes screening for criminal activity. Records will be maintained with confidentiality. People whose application are denied have the right to a due process, informal hearing to discuss their application being denied.

Draft

Once a person signs the lease and becomes a resident, they are bound by the provisions of the lease. These provisions expressly state that any criminal activity is cause for eviction which threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants. All drug-related criminal activity occurring on or off the premises can be a cause for eviction. This is applicable to the tenant, members of the tenant's family, or guests.

The following guidelines were distributed to Housing Authorities from HUD: make sure the eviction policy is in the lease; specify in the lease that there doesn't have to be an arrest or conviction to trigger the eviction; ensure there is strong evidence of a lease violation before proceeding with an eviction; educate applicants and tenants on the stringent lease terms; make tenants responsible for the conduct of everyone in the household; protect the due process rights of tenants; involve the attorneys trained in local landlord jurisdiction law; obtain full cooperation from the state and local police departments; assist citizen non-police witnesses who agree to testify in eviction cases and provide the opportunity for the witness to be relocated; individuals who are asked to vacate the premises will be considered trespassers if they return to the development - the family members who stay in the development must take reasonable steps to prevent the evicted household member from returning.

Mr. Marchman thanked Ms. Agee for the presentation and he announced that the next few weeks will begin the process of meeting with residents, community leaders, etc. to develop a new lease which will include the "one strike" policy. At this point, Mr. Marchman asked people to come forward as discuss their views on the "one strike" policy. Several people came forward and spoke.

After hearing the public comment, Mr. Marchman directed staff to devise a way, working with residents and community leaders, to reduce the size and complexity of the lease. This lease should incorporate the "one strike" policy. Mr. Gresley should report at the next meeting about the progress toward this goal.

3. REPORT OF CHIEF OPERATING OFFICER:

Congress has passed a "continuing resolution" in lieu of a Housing bill. Some portions of the continuing resolution are as follows: there is now a minimum gross rent of $25.00 per month. This affects approximately 105 SF residents. These residents have received notices indicating the rent increase is effective May 1, 1996. The Authority has the discretion to raise the minimum rent to $50.00, but has chosen not to do so at this time. The continuing resolution also allows for ceiling rents, but as San Francisco already has this in place, no action is required. Other provisions of the resolution are being reviewed. All provisions of the continuing resolution are in effect until September 30, 1996. Mr. Marchman requested that Mr. Gresley direct the appropriate staff to communicate the details of the continuing resolution to the residents.

Draft

4. PUBLIC COMMENT ON AGENDA ITEMS:

Joe Thomas - 25 Sanchez Development
Jan Allen - Clementina Development
Clarence Brown - 1855-15th Street Development
Gregory Richardson - North Beach Development
Ludwig "Lenny" Hermann
Sharon Hewitt

5. CONSIDERATION OF ACTION ITEMS:

DETERMINATION AND ORDER NO._____OF RESOLUTION NO. 4604
DATE ADOPTED:_____

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH POWELL AND PARTNERS, ARCHITECTS, CONTRACT #A5008, FOR ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED RELATIVE TO AN ENVIRONMENTAL ASSESSMENT AND PLAYGROUND FACILITIES, FOR THE HOPE VI, YERBA BUENA PLAZA EAST DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $46,300.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Powell and Partners to perform architectural services for the HOPE VI Yerba Buena Plaza East Development, the Housing Authority and Powell and Partners subsequently executed such contract and Powell and Partners has been performing services thereunder; and

WHEREAS, the need for additional services from Powell and Partners under Contract #A5008 has arisen in light of evolving circumstances; and

WHEREAS, the first of these developments concerns the Environmental Assessment for the project site, where HUD has now directed the Housing Authority to undertake the Environmental Assessment in accordance with 24 CFR Part 50 and the National Environmental Policy Act (NEPA), the Environmental Assessment being among the prerequisites for HUD authorization to proceed with the demolition phase of the project; and

WHEREAS, Powell and Partners, as the architect and planner of the Plaza East Development, is in the best position to monitor the Environmental Assessment so that HUD can then proceed to approve the demolition of the existing structures; and

WHEREAS, the second of these developments is that residents of Plaza East have expressed their concern that site constraints prevent the on-site development of "Tot Lots" and other playground facilities for the children of the Plaza East Development; and

WHEREAS, the Housing Authority, in consultation with residents, has ascertained a potential site for playground facilities accessible to the Plaza East Development at an adjacent site which is currently under-utilized; the site is known as the Buchanan Street mall and is owned by the City and County of San Francisco; and

WHEREAS, Powell and Partners, as the architect and planner of the Plaza East Project, is best qualified to develop a Master Plan in consultation with residents, neighbors, Neighborhood Associations and various City Departments preparatory to submittal to the City for approval and to use in seeking funding, all to promote a higher and better use of the Buchanan Street mall; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1 with Powell and Partners, Architects, substantially in the same form as attached, in an amount not to exceed $46,300.00 ($42,075 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

March 28, 1996
Date

Action Items "A" and "B" were considered together. Please see description following Action Item "B".

draft

DETERMINATION AND ORDER NO.______OF RESOLUTION NO. 4604
DATE ADOPTED:______

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH HARDISON KOMATSU IVELICH AND TUCKER, CONTRACT #A5012, FOR ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED RELATIVE TO AN ENVIRONMENTAL ASSESSMENT FOR THE HOPE VI, BERNAL DWELLINGS DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $58,000.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Hardison Komatsu Ivelich and Tucker (HKIT) to perform architectural services for the HOPE VI Bernal Dwellings Development, the Housing Authority and HKIT subsequently executed such contract and HKIT has been performing services thereunder; and

WHEREAS, the need for additional services from HKIT under Contract #A5012 has arisen in light of changing circumstances; and

WHEREAS, this development concerns the Environmental Assessment for the project site, where HUD has now directed the Housing Authority to undertake the Environmental Assessment in accordance with 24 CFR Part 50 and the National Environmental Policy Act (NEPA), the Environmental Assessment being among the prerequisites for HUD authorization to proceed with the demolition phase of the project; and

WHEREAS, HKIT, as the architect and planner of the Bernal Dwellings Development, is in the best position to monitor the Environmental Assessment so that HUD can then proceed to approve the demolition of the existing structures; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

Draft

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1 with Hardison Komatsu Ivelich and Tucker, substantially in the same form as attached, in an amount not to exceed $58,000.00 ($52,690 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

March 28, 1996
Date

After an initial presentation by Bob Dahlstrom, Hope VI Project Manager, Mr. Dahlstrom asked that the two environmental assessment Action Items be continued until the next meeting. Residents felt that they had not had enough input into the process and so therefore Actions Items "A" and "B" were continued until the next meeting. Mr. Dahlstrom was directed to work with the residents regarding their concerns over these Action Items. If necessary, the items will come back for approval.

draft

Draft

DETERMINATION AND ORDER NO. D-7 OF RESOLUTION NO. 4604
ADOPTED 4/1/96

DETERMINATION AND ORDER AUTHORIZING EXECUTION OF A NEW HUD CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT, CONSISTING OF FORM HUD-53012A AND FORM HUD-53012B

WHEREAS, the San Francisco Housing Authority and the United States Department of Housing and Urban Development (HUD) are parties to a Consolidated Annual Contributions Contract (ACC); and,

WHEREAS, HUD periodically issues a revised ACC form; and,

WHEREAS, HUD has prepared a new Consolidated Annual Contributions Contract and requires that it be executed by the San Francisco Housing Authority; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter, "HUD Secretary").

NOW , THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The new HUD Consolidated Annual Contributions Contract consisting of Form HUD-53012A and Form HUD-53012B as attached hereto, is approved, and shall be executed on behalf of the San Francisco Housing Authority.
2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

Date: March 28, 1996

Mr. Gresley stated that accepting the new Annual Contributions Contracts (ACC) would make the San Francisco Housing Authority current in terms of the low-rent ACC. The new ACC drops the numerous reference to individual regulations and speaks to more generic regulations, i.e., "applicable laws, Executive Orders and Regulations". As the deadline for signing the ACC has passed, Mr. Gresley urged approval of the new ACC. Mr. Marchman APPROVED Action Item "C".

draft

DETERMINATION AND ORDER NO. D-8 OF RESOLUTION NO. 4604
ADOPTED 4/1/96

DETERMINATION AND ORDER TEMPORARILY AMENDING THE BY-LAWS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO PROVIDE THAT REGULAR PUBLIC MEETINGS OF THE AUTHORITY WILL BE HELD ON THE FIRST MONDAY OF EACH MONTH, AT 4:00 P.M., FOR SO LONG AS THE HUD SECRETARY CONTINUES TO ACT PURSUANT TO RESOLUTION NO. 4604

WHEREAS, the San Francisco Housing Authority By-Laws, Article III, Section II, provides that regular public meetings of the Authority shall be held "on the Second and Fourth Thursdays of each month, at 4:00 p.m., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding business day;" and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter, "HUD Secretary"), and,

WHEREAS, the HUD Secretary wishes to temporarily change the days for regular public meetings so that they occur on the first Monday of each month, for so long as the HUD Secretary continues to act pursuant to Resolution No. 4604

NOW , THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. Article III, Section II of the By-Laws of the Housing Authority of the City and County of San Francisco, is temporarily amended by adding a second paragraph which provides: For so long as the HUD Secretary continues to act pursuant to Resolution No. 4604, regular public meetings of the Authority will be held on the first Monday of each month, at 4:00 p.m., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding business day.

2. At such time as the HUD Secretary's authority pursuant to Resolution No. 4604 is terminated, this temporary amendment adding a second paragraph to Article III, Section II of the By-Laws of the Housing Authority shall have no further force and effect.

3. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

March 28, 1996
Date

Mr. Gresley stated that the existing by-laws, which call for meetings semi-monthly, did not accommodate the current situation. A review of the current situation indicates that monthly meetings would be more suitable. This by-laws amendment is only in effect so long as the HUD Designee is acting pursuant to Resolution 4604. Mr. Marchman APPROVED Action Item "D".

6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

Shari Noonan
Shirley Dorton - Sunnydale Development
Joe Thomas - 25 Sanchez

7. ADJOURNMENT:

With no further business to discuss, the meeting was adjourned at 5:45 PM.

Kevin E. Marchman
HUD Secretary Designee

Jon Gresley
Chief Operating Officer

draft

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Conducted by HUD Designee Kevin E. Marchman, Acting
Pursuant to SFHA Resolution No. 4604
4:00 P.M.

draft

Special Meeting Held:
Monday, March 18, 1996

440 Turk Street
San Francisco, CA 94102

1. CALL TO ORDER:

HUD Designee Kevin E. Marchman called the meeting to order at 4:03 p.m.

2. REPORT OF CHIEF OPERATING OFFICER:

Mr. Jon Gresley, Chief Operating Officer, reported that a HUD Recovery team of ten to fifteen people have come to the Authority to do a needs assessment. Mr. Gresley has assumed responsibility for the day-to-day operations of the Authority. He is working closely with the Recovery team and expects to have a more detailed report at the next meeting.

3. PUBLIC COMMENT ON AGENDA ITEMS:

None.

4. CONSIDERATION OF ACTION ITEMS:

Determination and Order No. D-1 of Resolution 4604
Date Adopted: 3/18/96

DETERMINATION AND ORDER RESCINDING THE PROVISIONS OF RESOLUTION NO. 4573, WHICH HAD ESTABLISHED A TEMPORARY FREEZE ON PERSONNEL ACTIONS INCLUDING PERSONAL SERVICES CONTRACTS PURSUANT TO THE CALIFORNIA HOUSING AUTHORITIES LAW (HEALTH & SAFETY CODE SECTIONS 34200, *ET SEQ.*)

WHEREAS, Resolution No. 4573 was adopted by the San Francisco Housing Authority Commission effective January 16, 1996, pursuant to Health and Safety Code Sections 34200, *et seq.*, which established a temporary freeze on personnel actions including personal services contracts pending receipt and consideration of a United States Department of Housing and Urban Development ("HUD") performance audit requested by Mayor Brown; and, WHEREAS, as a result of said HUD performance audit the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW , THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The provisions of Resolution No. 4573 are hereby rescinded.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

March 18, 1996
Date

Mr. Gresley stated that the Commission had adopted Resolution No. 4573, which instituted a freeze on all personnel actions while the HUD Audit was under way. Action Item "A" would rescind that resolution and personnel action freeze and allow the Authority to move forward with various personnel actions, without needing Commission approval. Mr. Gresley recommended that Mr. Marchman adopt Action Item "A". Mr. Marchman APPROVED Determination and Order "A".

Determination and Order No. D-2 of Resolution No. 4604
Date Adopted 3/18/96

DETERMINATION AND ORDER AMENDING RESOLUTION NO. 3654 REGARDING THE SAN FRANCISCO HOUSING AUTHORITY PROCUREMENT POLICY, TO INCREASE THE THRESHOLD FOR COMMISSION-LEVEL APPROVAL FROM THOSE PURCHASES AND CONTRACTS OVER $10,000.00 TO THOSE PURCHASES AND CONTRACTS OVER $25,000.00

WHEREAS, the San Francisco Housing Authority Commission adopted Resolution No. 3654 in 1991, which established the current San Francisco Housing Authority procurement policy; and,

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WHEREAS, said SFHA procurement policy requires SFHA Commission approval for all purchases and contracts over $10,000.00; and,

WHEREAS, said SFHA procurement policy also provides that this $10,000.00 threshold for Commission approval "shall be reviewed as the need arises to determine if inflation, changes to Federal, State or local regulation, or other modifications in how the SFHA conducts its procurement practices require a change in the approval threshold. In no case will this threshold exceed HUD's threshold for small purchases, which is currently $25,000.00." (Resolution No. 3654, Exhibit A, § 1.C. at paragraph two.); and,

WHEREAS, since the adoption of Resolution No. 3654, HUD regulations have increased the threshold for small purchases from $25,000.00 to $100,000.00; and,

WHEREAS, for reasons of administrative efficiency it is now reasonable to increase the threshold for Commission-level approval of purchases and contracts from $10,000.00 to $25,000.00; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW , THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. Resolution No. 3654 which established the current SFHA procurement policy, is amended to increase the threshold for required Commission-level approval from those purchases and contracts over $10,000.00 to those purchases and contracts over $25,000.00.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

March 18, 1996
Date

Mr. Gresley stated that the Action Item "B", which would raise the procurement level for Commission approval, was consistent with HUD guidelines and with other Housing Authorities of San Francisco's size. Mr. Gresley recommended that Action Item "B" be approved and Mr. Marchman responded that Determination and Order "B" was APPROVED.

Determination and Order No. D-3 of Resolution No. 4604
Date Adopted: 3/18/96

DETERMINATION AND ORDER (1) AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO EXECUTE A LICENSE BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY ("SFHA") AND MCCORMACK BARON & ASSOCIATES, INC., A MISSOURI CORPORATION ("MBA") OR ITS AFFILIATE TO ALLOW SITE MOBILIZATION BY THE GENERAL CONTRACTOR ON THE HAYES VALLEY NORTH SITE; (2) AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO EXECUTE A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE SFHA AND MBA, INCLUDING A PRECONSTRUCTION WORK LICENSE; (3) AUTHORIZING THE AUTHORITY'S EXPENDITURE OF AN AMOUNT NOT TO EXCEED $4,831,000 ON THE REMEDIATION, DEMOLITION AND SITE PREPARATION WORK FOR HAYES VALLEY NORTH AND SOUTH SITES; (4) AUTHORIZING THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED $773,257 FOR MBA TO REPAY THE SAN FRANCISCO REDEVELOPMENT AGENCY ("SFRA") FOR PREDEVELOPMENT EXPENSES OF THE HAYES VALLEY APARTMENTS LIMITED PARTNERSHIP FUNDED BY THE SFRA; AND (5) AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO TAKE SUCH FURTHER ACTIONS AND EXECUTE SUCH FURTHER DOCUMENTS AS NECESSARY TO CARRY OUT THE PURPOSES OF THE DDA

WHEREAS, the SFHA and MBA, with the approval of the Hayes Valley North and South Resident Management Corporation ("RMC"), previously entered into a Disposition and Development Agreement dated as of March 9, 1995, as amended by the First Amendment to Disposition and Development Agreement dated as of October 27, 1995 ("DDA"); and

WHEREAS, the SFHA and the Hayes Valley Apartments Limited Partnership, a California Limited Partnership ("Partnership"), of which MBA is the general partner, entered into that certain Land Lease dated as of October 27, 1995 for the North Site of the Hayes Valley development ("Lease"); and

WHEREAS, the SFHA desires to retain MBA to perform or contract for the performance of environmental remediation, demolition and site preparation work ("Preconstruction Work") necessary to construct the new improvements in Hayes Valley; and

WHEREAS, SFHA desires to fund the Preconstruction Work in an amount not to exceed $4,831,000 from the HOPE VI grant ("HOPE VI") committed to SFHA by HUD for Hayes Valley; and

DRAFT

WHEREAS, SFHA desires MBA's development affiliate, MBA Development Corp. ("Affiliate") and, to the extent applicable, the Partnership, to manage the Preconstruction Work and to enter into such contracts as may be necessary for the Preconstruction Work; and

WHEREAS, SFHA and MBA desire to enter into a second amendment to the DDA ("Second Amendment"), in substantially the form attached hereto, in order to provide for the duties and responsibilities of MBA, the MBA affiliate and the Partnership, as applicable, in connection with the Preconstruction Work and to provide for funding of such work by SFHA, in accordance with a budget to be approved by the Designated Chief Operating Officer pursuant to the Second Amendment, and to make such other changes in the DDA as are necessary to accommodate the development process; and

WHEREAS, SFHA and MBA or its Affiliate desire to enter into a Preconstruction License to allow performance of the Preconstruction Work; and

WHEREAS, SFHA desires to grant MBA funds in the amount of $773,257 from the HOPE VI grant to be used to repay a predevelopment loan from the San Francisco Redevelopment Agency to Hayes Valley Apartments Limited Partnership; and

WHEREAS, the expenditure of funds for the Preconstruction Work is an eligible use of Comprehensive Grant Program Funds ("CGP Funds") and CGP Funds will be used to pay for the Preconstruction Work until such time as HOPE VI funds are available; and

WHEREAS, the expenditures of funds for the Preconstruction Work and the Predevelopment Loan expenses are eligible uses of HOPE VI funds; and

WHEREAS, all CGP Funds used to fund Preconstruction Work will be reimbursed by HOPE VI funds, when available; and

WHEREAS, pending final negotiation between the SFHA and MBA of the Second Amendment to the DDA and the Preconstruction License, the SFHA desires to grant to MBA a license to allow MBA's contractor access to the Hayes Valley North Site for site mobilization, including shutting down existing utilities, installing trailers on that site and connecting temporary utilities for construction; provided, however, that such license shall not be required in the event the parties enter into the Second Amendment to the DDA and the Preconstruction License prior to such site mobilization; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter referred to as the "HUD Secretary").

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 THAT:

1. The Designated Chief Operating Officer is hereby authorized to execute a license with MBA or its affiliate to allow the general contractor to commence site mobilization on the Hayes Valley North site.

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2. The Designated Chief Operating Officer is hereby authorized to execute a second amendment to the DDA, subject to the prior approval of legal counsel for form and legality, which amendment shall authorize the payment of an amount not to exceed $4,831,000 from CGP Funds to MBA, or an affiliate of MBA approved by the Designated Chief Operating Officer, for the Preconstruction Work, as more particularly described in the Second Amendment.

3. The Designated Chief Operating Officer is hereby authorized to execute a Preconstruction License, subject to the prior approval of legal counsel for form and legality.

4. The Designated Chief Operating Officer is hereby authorized to take such further actions and to execute such further documents as may be necessary to carry out the purposes of the DDA, as amended by the Second Amendment.

5. The Designated Chief Operating Officer is hereby authorized to pay MBA funds in the amount of $773,257 from the HOPE VI grant to be used to repay a predevelopment loan from the San Francisco Redevelopment Agency to Hayes Valley Apartments Limited Partnership, as soon as such grant funds become available.

6. All of the CGP Funds used for the Preconstruction Work will be reimbursed with HOPE VI funds as soon as the HOPE VI funds become available to SFHA.

7. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Leslie Trutner
Leslie Trutner
Deputy City Attorney

March 18, 1996
Date

Mr. Bob Dahlstrom, Hope VI Manager, stated that approximately a year ago the Authority entered into an agreement with McCormack Baron & Associates to provide for the demolition and replacement of the Hayes Valley Development. This Action Item provides for the developer to do hazardous material abatement and demolish the existing buildings at the appropriate time. In addition, it will also provide for the repayment of a loan from the SF Redevelopment Agency to the Hayes Valley Limited Partnership for pre-development expenses. Approximately two years ago the Authority put out a Request for Qualifications to developers to engage in a joint venture for rebuilding the Hayes Valley Development, which is in poor condition both physically and socially. The development is to be rebuilt into the row-housing style popular in the neighborhood. Units will be between one- and four-bedrooms, and buildings will not exceed three stories. An agreement has been entered into between McCormack Baron, the Hayes Valley RMC and the Authority. Hayes Valley North has been completely vacated and the developer is now ready to have the contractor move on-site. Hazardous material abatement will take

draft

approximately two months, and demolition will follow. Residents of Hayes Valley South are currently being relocated. Mr. Gresley noted that this project needs to remain on schedule in order to fulfill the Hope VI time lines. He also noted that tax credits are at risk if the project does not stay on schedule. Lastly, Mr. Gresley pointed out that with the Hayes Valley North site being vacant, it is open for vandalism and other criminal activities. Therefore, the sooner work begins, the better. Tony Salazar, of McCormack Baron, reiterated that if the project falls off schedule, tax credits are at risk. Additionally, he stressed that the Hayes Valley RMC is a partner in this venture, making it a true public/private partnership. He urged the approval of this project. Based on the above report, Mr. Gresley recommended approval of Action Item "C". Mr. Marchman APPROVED Determination and Order "C".

Determination and Order No. D-4 of Resolution No. 4604
Date Adopted 3/18/96

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO ENTER INTO A CONTRACT WITH GEO/RESOURCES CONSULTANTS, INC. FOR GEOTECHNICAL SERVICES AT THE BERNAL DWELLINGS, CAL 1-5, IN AN AMOUNT NOT TO EXCEED $179,393.00.

WHEREAS, on October 22, 1995, the San Francisco Housing Authority advertised a Request for Qualifications (RFQ) for Geotechnical Services at The Bernal Dwellings (CAL 1-5), San Francisco, California; and

WHEREAS, On November 3, 1995, eight (8) Statements of Qualifications (SOQ) were received; and

WHEREAS, the Authority and the residents evaluated the respondents and determined that Geo/Resources Consultants, Inc. is the best qualified, responsive, responsible candidate; and

WHEREAS, all additional relevant documents submitted by Geo/Resources Consultants, Inc. have been reviewed and found to be acceptable; and

WHEREAS, the final determined fee for services will not exceed the amount available for such purpose under the HOPE VI Implementation Grant for the Bernal Dwellings Development; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

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NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The Designated Chief Operating Officer is authorized to award a contract for said work to Geo/Resources Consultants, Inc. in an amount not to exceed $179,393.00.

2. This determination and order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Leslie Trutner
Leslie Trutner
Deputy City Attorney

March 18, 1996
Date

Please see discussion description after the following Determination and Order for discussion on Action Items "D" and "E".

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Determination and Order No. D-5 of Resolution No. 4604
Date Adopted 3/18/96

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO ENTER INTO A CONTRACT WITH GEO/RESOURCES CONSULTANTS, INC. FOR GEOTECHNICAL SERVICES AT THE YERBA BUENA PLAZA EAST, CAL 1-18(2), IN AN AMOUNT NOT TO EXCEED $209,503.00.

WHEREAS, on October 22, 1995, the San Francisco Housing Authority advertised a Request for Qualifications (RFQ) for Geotechnical Services at The Yerba Buena Plaza East (CAL 1-18(2)), San Francisco, California; and

WHEREAS, On November 3, 1995, seven (7) Statements of Qualifications (SOQ) were received; and

WHEREAS, the Authority and the residents evaluated the respondents and determined that Geo/Resources Consultants, Inc. is the best qualified, responsive, responsible candidate; and

WHEREAS, all additional relevant documents submitted by Geo/Resources Consultants, Inc. have been reviewed and found to be acceptable; and

WHEREAS, the final determined fee for services will not exceed the amount available for such purpose under the HOPE VI Implementation Grant for Yerba Buena Plaza East Development; and;

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The Designated Chief Operating Officer is authorized to award a contract for said work to Geo/Resources Consultants, Inc. in an amount not to exceed $209,503.00.

2. This determination and order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Leslie Trutner
Leslie Trutner
Deputy City Attorney

March 18, 1996
Date

Sean Spear, Project Manager, stated that Action Items "D" and "E" would permit the analysis of the below-surface conditions, as well as the seismic conditions, at the two sites (Bernal Dwellings and Yerba Buena Plaza East). These actions are pursuant to MOUs signed with the Tenant Associations, and tenants were active in the selection process. Some minor points of the contract and the fee are still negotiable, and it is expected that the fees stated are the "upper limit" of the fee structure. Mr. Gresley requested approval of Action Items "D" and "E" and Mr. Marchman APPROVED Determinations and Orders "D" and "E".

draft

Determination and Order No. D-6 of Resolution No. 4604
Date Adopted: 3/8/96

Determination and Order Authorizing the Designated Chief Operating Officer to Execute a Grant Agreement with HUD, and any Amendments to that Agreement, for a Grant of $22,055,000.00 of Hope VI Plus Funds to the SFHA for Revitalization of the Hayes Valley North and South Developments

WHEREAS, the SFHA has submitted a grant application to HUD for an allocation of HOPE VI Funds for the revitalization of the Hayes Valley North and South developments; and

WHEREAS, HUD transmitted a grant agreement to the SFHA for execution, subject to approval of the appropriate governing body of the SFHA; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The Designated Chief Operating Officer is authorized to execute a HOPE VI Program Grant Agreement between SFHA and HUD for the amount of $22,055,000 for revitalization of the Hayes Valley North and South developments.
2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

By: /s/Leslie Trutner
Deputy City Attorney

Date: March 28, 1996

Mr. Gresley stated thatAction Item "F" would authorize the Chief Operating Officer to execute a grant agreement with HUD in the amount of $22,055,000.00 for HOPE VI funds needed for Hayes Valley. The agreement has been approved by HUD, though some minor modifications may be incorporated before final sign-off. Mr. Gresley requested approval of Action Item "F" and Mr. Marchman APPROVED Determination and Order "F".

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5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

Ophelia Vallejo - 462 Duboce Development
Joe Thomas - 25 Sanchez Development
Jack Boyd - 491 - 31st Avenue Development
Vera Kennedy - Hunters View Development
Bessie Crockett - Valencia Gardens Development
Clarence Brown, Jr. - 1855-15th Street Development
Genie Bowie - Valencia Gardens Development
Rudy Lacey - Plaza East Development
Rosemary Ozan - Plaza East Development
James Butz - Hunters Point Development
Gregory Richardson - North Beach Development
Gigo Tevadze - 430 Turk Development
Irma Hartman
Malik Rahim

6. ADJOURNMENT:

With no further business to discuss, the meeting was adjourned at 5:05 p.m.

Kevin E. Marchman
HUD Secretary Designee

Jon Gresley
Chief Operating Officer

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(A)

DEPOSITORY ITEM
DOCUMENTS DEPT.
MAY 3 1996
SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION AND ORDER NO.______OF RESOLUTION NO. 4604
DATE ADOPTED:______

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH HARDISON KOMATSU IVELICH AND TUCKER, CONTRACT #A5012, FOR ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED RELATIVE TO AN ENVIRONMENTAL ASSESSMENT FOR THE HOPE VI, BERNAL DWELLINGS DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $58,000.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Hardison Komatsu Ivelich and Tucker (HKIT) to perform architectural services for the HOPE VI Bernal Dwellings Development, the Housing Authority and HKIT subsequently executed such contract and HKIT has been performing services thereunder; and

WHEREAS, the need for additional services from HKIT under Contract #A5012 has arisen in light of changing circumstances; and

WHEREAS, this development concerns the Environmental Assessment for the project site, where HUD has now directed the Housing Authority to undertake the Environmental Assessment in accordance with 24 CFR Part 50 and the National Environmental Policy Act (NEPA), the Environmental Assessment being among the prerequisites for HUD authorization to proceed with the demolition phase of the project; and

WHEREAS, HKIT, as the architect and planner of the Bernal Dwellings Development, is in the best position to monitor the Environmental Assessment so that HUD can then proceed to approve the demolition of the existing structures; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1 with Hardison Komatsu Ivelich and Tucker, substantially in the same form as attached, in an amount not to exceed $58,000.00 ($52,690 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Deputy City Attorney

3-28-96
Date

Prepared by Robert Dahlstrom and Barbara Smith - Housing Development

AMENDMENT #1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARD FORM **AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO** (Owner) and **HARDISON KOMATSU IVELICH AND TUCKER** (Architect), **CONTRACT #A5012** awarded March 9, 1995, for Architectural and Engineering Consulting Services required for the Demolition of Existing Improvements and Construction of New Improvements at the **HOPE VI, BERNAL DWELLINGS DEVELOPMENT** shall include the following changes, modifications, additions and clarifications as part of the Agreement. All other portions of the Agreement shall remain unchanged.

CONTRACT AMOUNTS: This Amendment increases the Contract Amount and the Contract Amount plus Reimbursable Expense as follows:

Contract Amount	$1,276,000.00
This Amendment	52,690.00
Revised Contract Amount	$1,328,690.00

A.3.1 - Contract Amount plus Reimbursable Expenses	$1,332,048.00
This Amendment	52,690.00
Revised Contract Amount plus Reimbursable Expenses	$1,384,738.00

ARTICLE B.4 - ADDITIONAL SERVICES: Add this Article and the following:

2.7 Environmental Assessment: Perform an Environmental Assessment under HUD regulation 24 CFR Part 50 and the National Environmental Policy Act (NEPA) as described in the proposed Agreement between Hardison Komatsu Ivelich and Tucker (HKIT) and Robert Shaw and Associates, a copy of which is attached as Exhibit 1 and included as a part of this Amendment. The Architect shall be paid as full compensation for the work required, performed and accepted, inclusive of expenses, $90.00 per hour for the services of their consultant, Robert Shaw and Associates, plus 10% fee to HKIT. The duration of the Work shall not exceed 180 calendar days.

Robert Shaw and Associates Not to Exceed	$47,900.00
HKIT 10% fee Not to Exceed	4,790.00
TOTAL ADD	$52,690.00

** END OF AMENDMENT **

HARDISON KOMATSU IVELICH
AND TUCKER
400 Second Street, Suite 200
San Francisco, California 94107

Signature

Name, type or print

Title

Date

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

Jon Gresley
Chief Operating Officer

Date

APPROVED AS TO FORM:

Signature

Title

Date

(B)

DETERMINATION AND ORDER NO._____OF RESOLUTION NO. 4604
DATE ADOPTED:_____

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH POWELL AND PARTNERS, ARCHITECTS, CONTRACT #A5008, FOR ARCHITECTURAL AND ENGINEERING SERVICES, RELEVANT TO AN ENVIRONMENTAL ASSESSMENT, REQUIRED FOR THE HOPE VI, YERBA BUENA PLAZA EAST DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $38,750.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Powell and Partners to perform architectural services for the HOPE VI Yerba Buena Plaza East Development, the Housing Authority and Powell and Partners subsequently executed such contract and Powell and Partners has been performing services thereunder; and

WHEREAS, the need for an additional service from Powell and Partners under Contract #A5008 has arisen in light of a new development; and

WHEREAS, this development concerns the Environmental Assessment for the project site, where HUD has now directed the Housing Authority to undertake the Environmental Assessment in accordance with 24 CFR Part 50 and the National Environmental Policy Act (NEPA), the Environmental Assessment being among the prerequisites for HUD authorization to proceed with the demolition phase of the project; and

WHEREAS, Powell and Partners, as the architect and planner of the Plaza East Development, is in the best position to monitor the Environmental Assessment so that HUD can then proceed to approve the demolition of the existing structures; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1, for item B.4 - 1.0, with Powell and Partners, Architects, substantially in the form as attached, in an amount not to exceed $38,750.00 ($35,200.00 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl Bregman
Sheryl Bregman
Deputy City Attorney

5/3/96
Date

Material prepared by Barbara Smith and Bob Dahlstrom - Housing Development

AMENDMENT #1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARD FORM **AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO** (Owner) and **POWELL AND PARTNERS, ARCHITECTS** (Architect), **CONTRACT #A5008** awarded March 9, 1995, for Architectural and Engineering Consulting Services required for the Demolition of Existing Improvements and Construction of New Improvements at the **HOPE VI, YERBA BUENA PLAZA EAST DEVELOPMENT** shall include the following changes, modifications, additions and clarifications as part of the Agreement. All other portions of the Agreement shall remain unchanged.

CONTRACT AMOUNTS: This Amendment increases the Contract Amount and the Contract Amount plus Reimbursable Expenses as follows:

Contract Amount	$1,500,000.00
This Amendment	42,075.00
Revised Contract Amount	$1,542,075.00
A.3.1 - Contract Amount plus Reimbursable Expenses	$1,530,288.00
This Amendment	42,075.00
Revised Contract Amount plus Reimbursable Expenses	$1,572,363.00

ARTICLE B.4 - ADDITIONAL SERVICES: Add this Article and the following:

1.0 Environmental Assessment: Perform an Environmental Assessment under HUD regulation 24 CFR Part 50 and the National Environmental Policy Act (NEPA) as described in the proposed Agreement between Powell and Partners, Architects and Robert Shaw and Associates, a copy of which is attached as Exhibit 1 and included as a part of this Amendment. The Architect shall be paid as full compensation for the work required, performed and accepted, inclusive of expenses, $90.00 per hour for the services of their consultant, Robert Shaw and Associates, plus 10% fee to Powell and Partners. The duration of the Work shall not exceed 200 calendar days from the date of final execution of this Amendment.

Robert Shaw and Associates Not to Exceed	$32,000.00	
Powell & Partners 10% fee Not to Exceed	3,200.00	
TOTAL ADD	Subtotal	$35,200.00

2.0 Landscape Architectural Services, Buchanan Street Mall: Perform Landscape Architectural services for Program Development, Schematic Design, Preliminary Master Plan and Final Master Plan for the recreation area on Buchanan Street between Turk St. and the new Larch St. as described in the Revised Proposal from the Miller Company, Landscape Architects/Landscape Contractors to Powell and Partners dated December 4, 1995, a copy of which is attached as Exhibit 2 and included as a part of this Amendment. The Architect shall be paid as full compensation for the work required, performed and accepted, inclusive of expenses, the price of $6,875.00 The duration of the Work shall not exceed 120 calendar days from the date of final execution of this Amendment.

Miller Company fees and costs		$6,250.00	
Powell & Partners 10% fee		625.00	
	TOTAL ADD	Subtotal	$6,875.00

GRAND TOTAL ADD THIS AMENDMENT $42,075.00

**** END OF AMENDMENT ****

POWELL & PARTNERS, ARCHITECTS
230 California Street, Suite 600
San Francisco, California 94111

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

Signature

Jon Gresley
Chief Operating Officer

Name, type or print

Title

Date

Date

APPROVED AS TO FORM:

Signature

Title

Date

DETERMINATION AND ORDER NO.______OF RESOLUTION NO. 4604 (C)
DATE ADOPTED:_____

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH POWELL AND PARTNERS, ARCHITECTS, CONTRACT #A5008, FOR ARCHITECTURAL AND ENGINEERING SERVICES, RELATIVE TO A CHILDREN'S PLAYGROUND, REQUIRED FOR THE HOPE VI, YERBA BUENA PLAZA EAST DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $7,600.00

WHEREAS, on March 9, 1995, the San Francisco Housing Authority Commission authorized the Executive Director to enter into a contract with Powell and Partners to perform architectural services for the HOPE VI Yerba Buena Plaza East Development, the Housing Authority and Powell and Partners subsequently executed such contract and Powell and Partners has been performing services thereunder; and

WHEREAS, the need for an additional service from Powell and Partners under Contract #A5008 has arisen in light of a new development; and

WHEREAS, this development is that residents of Plaza East have expressed their concern that site constraints prevent the on-site development of "Tot Lots" and other playground facilities for the children of the Plaza East Development; and,

WHEREAS, the Housing Authority, in consultation with the residents, has ascertained a potential site for playground facilities accessible to the Plaza East Development at an adjacent site which is currently under-utilized; the site is know as the Buchanan Street mall and is owned by the City and County ofv San Francisco; and,

WHEREAS, Powell and Partners, as the architect and planner of the Plaza East Project, is best qualified to develop a Master Plan in consultation with residents, neighbors, Neighborhood Associations and various City Departments prepatory to submittal to the City for approval and to use in seeking funding, all to promote a higher and better use of the Buchanan Street Mall; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO 4604, THAT:

1. The Chief Operating Officer is authorized to execute a Contract Amendment #1, for item B.4-2.0, with Powell and Partners, Architects, substantially in the form as attached, in an amount not to exceed $7,600.00 ($6,875.00 plus 10% contingency).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl Bregman
Sheryl Bregman
Deputy City Attorney

5/3/96
Date

Material prepared by Barbara Smith and Bob Dahlstrom - Housing Development

AMENDMENT #1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARD FORM **AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO** (Owner) and **POWELL AND PARTNERS, ARCHITECTS** (Architect), **CONTRACT #A5008** awarded March 9, 1995, for Architectural and Engineering Consulting Services required for the Demolition of Existing Improvements and Construction of New Improvements at the **HOPE VI, YERBA BUENA PLAZA EAST DEVELOPMENT** shall include the following changes, modifications, additions and clarifications as part of the Agreement. All other portions of the Agreement shall remain unchanged.

CONTRACT AMOUNTS: This Amendment increases the Contract Amount and the Contract Amount plus Reimbursable Expenses as follows:

Contract Amount	$1,500,000.00
This Amendment	42,075.00
Revised Contract Amount	$1,542,075.00
A.3.1 - Contract Amount plus Reimbursable Expenses	$1,530,288.00
This Amendment	42,075.00
Revised Contract Amount plus Reimbursable Expenses	$1,572,363.00

ARTICLE B.4 - ADDITIONAL SERVICES: Add this Article and the following:

1.0 Environmental Assessment: Perform an Environmental Assessment under HUD regulation 24 CFR Part 50 and the National Environmental Policy Act (NEPA) as described in the proposed Agreement between Powell and Partners, Architects and Robert Shaw and Associates, a copy of which is attached as Exhibit 1 and included as a part of this Amendment. The Architect shall be paid as full compensation for the work required, performed and accepted, inclusive of expenses, $90.00 per hour for the services of their consultant, Robert Shaw and Associates, plus 10% fee to Powell and Partners. The duration of the Work shall not exceed 200 calendar days from the date of final execution of this Amendment.

Robert Shaw and Associates Not to Exceed	$32,000.00	
Powell & Partners 10% fee Not to Exceed	3,200.00	
TOTAL ADD	Subtotal	$35,200.00

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Miller Company fees and costs		$6,250.00	
Powell & Partners 10% fee		625.00	
	TOTAL ADD	Subtotal	$6,875.00

GRAND TOTAL ADD THIS AMENDMENT $42,075.00

**** END OF AMENDMENT ****

POWELL & PARTNERS, ARCHITECTS
230 California Street, Suite 600
San Francisco, California 94111

Signature

Name, type or print

Title

Date

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

Jon Gresley
Chief Operating Officer

Date

APPROVED AS TO FORM:

Signature

Title

Date

(D)

DETERMINATION AND ORDER NO. _________ OF RESOLUTION NO. 4604
ADOPTED ___________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO EXECUTE AMENDMENT TO AN EXISTING YOUTH TUTORIAL PROGRAM SERVICE CONTRACT BETWEEN THE HOUSING AUTHORITY AND MISSION NEIGHBORHOOD CENTERS, INC., DBA PRECITA VALLEY COMMUNITY CENTER TO EXTEND THE CONTRACT TERM FOR SIX MONTHS

WHEREAS, the SFHA and Mission Neighborhood Centers, Inc., dba Precita Valley Community Center ("Contractor") have previously entered into a Youth Tutorial Program Service Contract ("Contract") dated as of September 29, 1995 pursuant to which the Contractor is to provide tutorial services at the Bernal Dwellings Housing Development; and

WHEREAS, the term of the Contract expired on March 29, 1996; and

WHEREAS, approximately $22,753.43 of the original Contract amount of $42,419 has not been expended; and

WHEREAS, the SFHA and the Contractor desire to extend the term of the Contract for an additional six months, through September 29, 1996, to allow for an expenditure of the balance of the Contract amount; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The Designated Chief Operating Officer is authorized to execute an amendment to the existing Youth Tutorial Program Service Contract between the SFHA and the Contractor to extend the term of the Contract for six months, through September 29, 1996.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

By: ______________________
Deputy City Attorney

Date: 4/25/96

DRAFT

AMENDMENT TO YOUTH TUTORIAL PROGRAM SERVICE CONTRACT

This Amendment to Youth Tutorial Program Service Contract ("Amendment") is made as of March 29, 1996, by and between the San Francisco Housing Authority, a public body corporate and politic ("Authority") and Mission Neighborhood Center, Inc., dba Precita Valley Community Center ("Contractor").

The Authority and the Contractor have previously entered into a Youth Tutorial Program Service Contract dated as of September 29, 1995 ("Contract"), pursuant to which the Contractor is to provide tutorial services at the Bernal Dwellings Housing Development. The term of the Contract expired on March 29, 1996.

As of the date of this Amendment, approximately $22,753.43 of the original Contract amount of $42,419 has not been expended. The Authority and the Contractor desire to extend the term of the Contract for an additional six months, through September 29, 1996, to allow for an expenditure of the balance of the Contract amount.

Now, therefore, in consideration of the mutual promises contained in the Contract and this Amendment, the parties agree as follows:

1. Extension of Term. Section 2 of the Contract is amended in its entirety to read as follows: "The Term of this Agreement shall begin on September 29, 1995, and shall terminate on September 29, 1996, except as provided for in this Agreement."

2. No Additional Funds. Nothing in this Amendment shall be construed to increase the total amount of funds available under the Contract.

3. No Other Amendments. Except as amended by this Amendment, the Contract shall remain unmodified and in full force and effect.

4. No Other References. Any reference to the Contract shall be deemed a reference to the Contract as amended by this Amendment.

5. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original an all of which, when taken together shall constitute one document.

6. Authority. The Contractor is authorized to enter into this Amendment and to perform all of its obligations under the Contract.

In witness whereof, the parties have executed this Amendment as of the date first written above.

SAN FRANCISCO HOUSING AUTHORITY

By: ______________________

Its ______________________

MISSION NEIGHBORHOOD CENTERS, INC.

BY: ______________________

Its ______________________

(E)

DETERMINATION AND ORDER NO. ________ OF RESOLUTION NO. 4604
ADOPTED ________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO EXECUTE AN INTERCREDITOR AGREEMENT IN CONNECTION WITH THE HOUSING AUTHORITY'S VARIABLE RATE DEMAND MULTIFAMILY HOUSING REVENUE BONDS, 1985 SERIES D (737 POST STREET)

WHEREAS, pursuant to an Indenture of Trust (the "Indenture") dated as of December 1, 1985 by and between the Housing Authority and First Trust of California (the "Bond Trustee"), as successor trustee to Security Pacific National Bank (the "Original Trustee") the Housing Authority issued its $27,000,000 Variable Rate Demand Multifamily Housing Revenue Bonds, 1985 Series D (737 Post Street) (the "Bonds"); and

WHEREAS, certain proceeds of the sale of the Bonds were lent to Metro Post Ltd., a California limited partnership (the "Original Developer"); and thereafter, Springview of California Ltd., a California corporation (the "Developer") was assigned and assumed certain of the rights and obligations of the Original Developer in respect of such loan (the "Loan") and the principal amount of the Bonds was reduced to $17,000,000. The Loan was made for the purpose of financing the development of a multifamily residential rental housing project known as 737 Post Street and located in San Francisco, California (the "Project").

WHEREAS, the obligation of the Developer to repay the Loan are evidenced by a promissory note of the Developer in the initial principal amount of $27,000,000, payable to the order of the Housing Authority (the "Note"). The Loan is secured by a First Construction and Permanent Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated as of December 1, 1985 (as amended or supplemented in accordance with its terms, the "First Deed of Trust"), a First Assignment of Lessor's Interest in Leases dated as of December 1, 1985 (as amended or supplemented in accordance with its terms, the "First Assignment of Leases") and certain other security documents executed by the Original Developer as predecessor in interest to the Developer for the benefit of the Housing Authority. Pursuant to the Indenture, the Housing Authority previously assigned to the Original Trustee all of its rights under the Note, the First Deed of Trust, the First Assignment of Leases and certain of its rights under the other documents relating to the Project and the

Bonds, and the Bond Trustee has succeeded to the rights so assigned; and

WHEREAS, in connection with the restructuring of the security for the repayment of draws on the irrevocable direct pay letter of credit between the Developer and Banque Nationale de Paris (the "Letter of Credit Bank") providing credit enhancement for the Bonds, the Letter of Credit Bank has agreed to release the Developer's parent company from its obligations under the Reimbursement Agreement dated as of December 1, 1992 by and among the Letter of Credit Bank, the Developer and the Developer's parent company, and to accept in partial consideration for such release a new second deed of trust by the Developer in favor of the Letter of Credit Bank (the "Second Deed of Trust") and the posting of additional collateral by the Developer. In addition to the Second Deed of Trust, the Developer and the Letter of Credit Bank will enter into a Security Agreement dated as of May __, 1996 and an Amended and Restated Reimbursement Agreement dated as of May __, 1996; and

WHEREAS, the Regulatory Agreement and Declaration of Restrictive Covenants by and among the Housing Authority, the Original Trustee and the Original Developer dated as of December 1, 1985, and assigned to and assumed by the Developer (as amended or supplemented in accordance with its terms, the "Regulatory Agreement") will not be amended in connection with the restructuring of the security for the repayment of draws on the Letter of Credit; and

WHEREAS, the Letter of Credit Bank has requested that the Housing Authority and the Bond Trustee enter into an Intercreditor Agreement with the Letter of Credit Bank regarding the exercise of certain rights and remedies under the above-described documents; and

WHEREAS, the proposed form of Intercreditor Agreement is substantially identical to the original intercreditor agreement that was terminated in connection with the transfer of the Project to the Developer; and

WHEREAS, the Housing Authority Board of Commissioners duly adopted Resolution No. 4604 on March 8, 1996, which Resolution provides power, duty and authority for operation and management of the Housing Authority to the U.S. Department of Housing and Urban Development acting through H.U.D. Secretary Henry Cisneros or his successor in office or his designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY H.U.D. SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 THAT:

1. The Designated Chief Operating Officer is authorized to execute and carry out the Intercreditor Agreement, in substantially the form attached hereto as Exhibit A, dated as of May __, 1996 by and among the Housing Authority, First Trust of California (the Bond Trustee) and Banque Nationale de Paris (the Letter of Credit Bank) with respect to the Housing Authority's Variable Rate Demand Multifamily Housing Revenue Bonds, 1985 Series D (737 Post Street).

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

By: Catherine Payer
Deputy City Attorney

Date: 4/26/96

EXHIBIT A

FORM OF INTERCREDITOR AGREEMENT

DRAFT

INTERCREDITOR AGREEMENT

THIS INTERCREDITOR AGREEMENT (this "Agreement") is made and dated as of March 1, 1996, by and among **THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**, a public body, corporate and politic organized and existing under the laws of the State of California ("Issuer"), **FIRST TRUST OF CALIFORNIA, NATIONAL ASSOCIATION**, as successor trustee under the Indenture referenced below ("Bond Trustee"), and **BANQUE NATIONALE DE PARIS**, acting through its San Francisco Branch (the "Bank").

RECITALS

A. Pursuant to that certain Indenture of Trust dated as of December 1, 1985 (as the same has been or may hereafter be amended or supplemented from time to time in accordance with its terms, the "Indenture") between Issuer and Security Pacific National Bank, as Bond Trustee's predecessor in interest (the "Original Trustee"), Issuer issued its Variable Rate Demand Multifamily Housing Revenue Bonds, Series D (737 Post Project) (the "Bonds"), in the aggregate principal amount of $27,000,000.

B. Certain proceeds from the sale of the Bonds were lent to Metro Post, Ltd, a California limited partnership (the "Original Developer"); and, thereafter, Springview of California, Limited, a California Corporation (the "Developer"), was assigned and assumed certain of the rights and obligations of the Original Developer in respect of such loan (the "Loan"). Such Loan was made (i) upon the terms and conditions set forth in that certain Loan Agreement dated as of December 1, 1985 by and among Issuer, the Original Trustee, and the Original Developer, such Loan Agreement having previously been assigned to and assumed by the Developer (as the same has been or may hereafter be amended or supplemented from time to time in accordance with its terms, and as so assigned to and assumed by the Developer, the "Loan Agreement"), and (ii) for the purpose of financing the development of that certain multifamily residential rental housing project described in the Loan Agreement (the "Project") on real property located in the City of San Francisco, California.

C. Issuer, the Original Trustee and the Original Developer entered into that certain Regulatory Agreement and Declaration of Restrictive Covenants dated as of December 1, 1985, such agreement has also been previously assigned to and assumed by the Developer (as the same has been or may hereafter be amended or supplemented from time to time in accordance with its terms, and as so assigned to and assumed by the Developer, the "Regulatory Agreement"). The Regulatory Agreement imposes upon the Developer certain obligations intended to assure the exemption of interest on the Bonds from income taxation.

D. The obligations of Developer to repay the Loan under the Loan Agreement are evidenced by a promissory note of the Developer in the initial principal amount of $27,000,000 (the "Note"), payable to the order of Issuer. The Loan is secured by that certain First Construction and Permanent Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated as of December 1, 1985 with respect to the Project (as the same has been or may hereafter be amended or supplemented from time to time in accordance with its terms, the "First Deed of Trust"), a First Assignment of Lessor's Interest in Leases dated as of December 1, 1985 with respect to the Project (as the same has been or may hereafter be amended or supplemented from time to time in accordance with its terms, the "First Assignment of Leases") and certain other security documents, executed by the Original Developer (as predecessor in interest to the Developer) for the benefit of Issuer. Pursuant to the Indenture, Issuer previously assigned to the Original Trustee all of the Issuer's rights under the Notes and the First Deed of Trust, the First Assignment of Leases and certain of its rights under other documents relating to the Development, and Bond Trustee has succeeded to the rights so assigned. The First Deed of Trust, the First Assignment of Leases and this Agreement, together with the Note, the Loan Agreement, the Regulatory Agreement and all other documents evidencing and securing the obligations of Developer to repay the Loan, as the same have been assigned to Bond Trustee, are collectively referred to herein as the "Loan Documents".

E. Pursuant to that certain Reimbursement Agreement dated as of December 1, 1992 (the "Original Reimbursement Agreement") by and among the Bank (acting through its Hong Kong Branch), Developer and Sincere Company, Limited a Hong Kong corporation ("Sincere"), the Bank issued its irrevocable direct draw letter of credit to Bond Trustee's predecessor for the benefit of the holders of the Bonds outstanding under the Indenture (the "Bondholders"). As used herein, the term "Letter of Credit" shall mean the above-described letter of credit, or any other "Bank Letter of Credit" or "Substitute Letter of Credit" (as those terms are defined in the Indenture) that may be issued hereafter by the Bank in replacement of the above-described letter of credit, in accordance with the terms of the Indenture.

F. Concurrently herewith, Developer and the Bank are entering into that certain Amended and Restated Reimbursement Agreement dated as of the date hereof (the "Reimbursement Agreement"), pursuant to which, upon the terms and conditions thereof, *inter alia*, (i) the Original Reimbursement Agreement shall be amended and restated in its entirety, and (ii) Sincere's ongoing obligations as an "Obligor" thereunder shall be terminated. Under the Reimbursement Agreement, Developer shall be obligated, *inter alia*, to reimburse the Bank for any amounts paid by the Bank under its Letter of Credit.

G. The obligations of Developer to the Bank under the Reimbursement Agreement shall be secured by that certain Deed of Trust, Security Agreement and Fixture Filing with Assignment of Rents and Leases of even date herewith with respect to the Project (the "Second Deed of Trust"), that certain Security Agreement of even date herewith between Developer and the Bank (the "Bank Security Agreement"), and certain other security documents, executed by Developer for the benefit of the Bank, all of which are subject and subordinate to the Loan Documents. The Second Deed of Trust and the Bank Security Agreement, together with the Reimbursement Agreement, the Letter of Credit and all other documents evidencing and securing the obligations of Developer to the Bank under the Reimbursement Agreement are collectively referred to herein as the "Bank Documents".

H. The parties desire to enter into this Agreement with respect to their exercise of certain rights, remedies and options under the above-described documents. All capitalized terms not otherwise defined in this Agreement shall have the same meanings as set forth in the Reimbursement Agreement.

NOW, THEREFORE, in order to induce the Bank to enter into the Reimbursement Agreement and to consummate the transactions contemplated thereby, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

SECTION 1.
EXERCISE OF RIGHTS UNDER LOAN DOCUMENTS AND BANK DOCUMENTS

So long as the Bank is not in default in the payment of any amount required to be paid pursuant to its Letter of Credit, the following provisions shall be applicable:

Section 1.1. Upon the occurrence of an Event of Default under any of the Bank Documents (as defined in the applicable Bank Document), the Bank shall be permitted and is hereby authorized to take any and all actions and to exercise any and all rights, remedies and options that it may have under any Bank Document or at law to cause such default to be cured, or to foreclose the Second Deed of Trust and sell the Project or any part thereof (or accept a deed thereof in lieu of foreclosure) and sell or otherwise realize upon the property mortgaged, pledged or assigned to or for the benefit of the Bank under the Bank Documents, without objection or interference by Issuer or Bond Trustee, so long as the lien of the First Deed of Trust and the other Loan Documents shall not be discharged or materially impaired thereby.

Section 1.2. (a) Except as otherwise expressly permitted by paragraphs (b) and (c) below with respect to defaults by Developer under the Regulatory Agreement, neither Issuer nor Bond Trustee shall, without the Bank's prior written consent:

(i) take any action to declare the outstanding balance of the Bonds or the Note to be due pursuant to the Indenture or the Loan Agreement or to foreclose the lien of the First Deed of Trust or to sell property covered thereby, or to enforce any other remedy against any of the property described in the First Deed of Trust or the First Assignment of Leases (the "Bond Collateral"), or

(ii) take any other action or enforce any other remedy against the Developer on account of any default by Developer under the Loan

Documents other than a default by Developer in the payment of any amount due and payable to Issuer or Bond Trustee thereunder.

(b) If Developer defaults in the performance or observance of any covenant, agreement or obligation of Developer set forth in the Regulatory Agreement, and if such default remains uncured for a period of sixty (60) days after Developer and the Bank receive written notice from Bond Trustee or Issuer stating that a Regulatory Agreement default has occurred and specifying the nature of such default, then Issuer and Bond Trustee shall thereafter have the right, without the Bank's consent, to declare the outstanding balance of the Bonds and the Note to be due pursuant to the Indenture and the Loan Agreement on account of such default, and to call the Bonds for redemption in accordance with the Indenture, unless:

(i) Bond Trustee, prior to the end of such sixty-day period, determines or receives an opinion of Bond Counsel (as defined in the Indenture) to the effect that, the failure to cure such default will not have a materially adverse effect on the exemption from income taxation of interest on the Bonds, or

(ii) action to cure such default is instituted within said sixty-day period and diligently pursued thereafter until such default is cured, or

(iii) if such default is not reasonably curable by the Bank without first securing possession of the Project, the Bank (A) institutes, within said sixty-day period (which period shall be tolled during the pendency of any stay or injunction on account of the bankruptcy of Developer or by reason of any judicial or administrative action), foreclosure proceedings or other action for the purpose of obtaining such possession, (B) thereafter diligently pursues such proceedings (subject to any such stay or injunction) until such possession is obtained, and (C) diligently pursues action to cure such default after it obtains possession of the Project, until such default is cured; *provided, however*, that no extension pursuant to paragraph (ii) above or this paragraph (iii) of the sixty-day period within which the cure of a Regulatory Agreement default must be completed shall be effective unless, in the opinion of Bond Counsel (as set forth in an opinion delivered to Bond Trustee), such extension will not materially adversely affect the exemption from income taxation of interest on the Bonds; and, *provided, further*, that Bond Trustee, upon prior written notice to the Bank following any such default under the Regulatory Agreement, may reduce the sixty-day period provided above to such shorter period of time as is specified in such notice (but in no event less than fifteen (15) Business Days after the giving of such notice), but only if Bond Trustee reasonably determines that such reduction of such period is necessary to preserve the exemption from federal income taxation of interest on the Bonds.

(c) In the event of a default under the Regulatory Agreement that remains uncured after (i) written notice thereof to Developer and the Bank and (ii) expiration of the applicable cure period set forth in the Regulatory Agreement, nothing in this Section 1.2 shall restrict or in any way limit the right of Issuer or Bond Trustee to take any action available under the Regulatory Agreement or at law or in equity in order to enforce the terms of the Regulatory Agreement including any of the actions specified in Section 16(i), (ii) and (iii) of the Regulatory Agreement, so long as neither Issuer nor Bond Trustee takes any action to declare the outstanding balance of the Bonds or the Note to be due pursuant to the Indenture or the Loan Agreement or Section 16(iv) of the Regulatory Agreement on account of such default or to foreclose any liens or security interests or enforce any other remedy (except as specified in Section 16(i), (ii) and (iii) of Regulatory Agreement) against any of the Bond Collateral, except in accordance with paragraphs 1.2(a) and (b) above.

(d) Nothing in this Section 1.2 shall restrict or in any way limit the actions required to be taken by Bond Trustee or Issuer under the Indenture in connection with any purchase of Bonds, or the payment of interest thereon, or in connection with any mandatory redemption of the Bonds at or prior to maturity (other than a mandatory redemption after default, pursuant to Section 602(c) of the Indenture), or the application of Bond Trustee of any funds held under the Indenture, or the submission of any claim and the collection and application of any funds paid to Bond Trustee under the Letter of Credit.

Section 1.3. The Bank (or an affiliate of the Bank) may become the legal or beneficial owner of the Project by foreclosure, deed in lieu of foreclosure, or otherwise, whereupon:

(a) Issuer and Bond Trustee shall, for all intents and purposes, deem the Bank or such affiliate (the "Bank Transferee") to be the "Developer" under the Loan Documents, as substitute obligor thereunder, so long as such Bank Transferee delivers to Bond Trustee, prior to or simultaneously with such transfer, (i) a written notice of such substitution, (ii) written confirmation that the Letter of Credit is still in full force and effect, and (iii) a written instrument assuming and agreeing to perform Developer's obligations under the Loan Documents (including the Regulatory Agreement) accruing from and after the date of such transfer; *provided*, *however*, that Issuer and Bond Trustee agree (and such assumption agreement shall provide) that such Bank Transferee shall have no liability beyond its interest in the Project for any of Developer's obligations under the Loan Documents, except that the Bank Transferee shall be personally liable for Developer's obligation under the Loan Documents to indemnify Issuer and Bond Trustee to the extent set forth in Section 6.8 of the Loan Agreement ("Indemnification of the City and the Trustee") and Section 7 of the Regulatory Agreement ("Indemnification") for claims, losses, costs, damages, fees, expenses, suits, judgments, actions and liabilities resulting from defaults by the Bank Transferee under the Regulatory Agreement during the period that such Bank Transferee holds legal title to the Project.

(b) Bank Transferee may thereafter transfer its interest in the Project to a third party who shall thereupon be deemed to be the "Developer" under the Loan Documents, as substitute obligor thereunder, provided that such transferee delivers to Bond Trustee, concurrently with such transfer (i) a Substitute Credit Facility meeting the requirements of the Indenture or written confirmation of the Bank that its Letter of Credit is still in full force and effect, (ii) a written instrument assuming and agreeing to perform all obligations of Developer under the Loan Documents (including Developer's obligations under Section 6.8 of the Loan Agreement and Section 7 of the Regulatory Agreement) accruing from and after the date of such transfer, with the benefit, however, of any non-recourse provisions contained in the Loan Document, (iii) an opinion of counsel to the transferee that such transferee has duly assumed the obligations of the Developer under the Regulatory Agreement and that such obligations and the Regulatory Agreement are binding on the transferee, and (iv) an opinion of Bond Counsel that such transfer will not materially adversely affect the exemption from income taxation of interest on the bonds. Upon completion of any transfer in accordance with this Section 1.3(b), the Bank Transferee shall thereafter be relieved of any further liability for Developer's obligations under the Loan Documents accruing from and after the date of such transfer.

(c) Pursuant to the Regulatory Agreement, Issuer and Bond Trustee hereby approve any transfer of title to the Project to the Bank Transferee, or by the Bank Transferee to a third party, so long as such transfer complies with the requirements set forth in Section 1.3(a) or (b) above, whichever is applicable. Nothing contained in this Section 1.3 shall in any way affect or limit the Bank's obligations under its Letter of Credit.

Section 1.4. Issuer and Bond Trustee shall cooperate with the Bank and take any action, including joining in such proceedings at law or in equity and executing such documents as the Bank may request and direct, to enforce the obligations of Developer under the Loan Documents and the Bank Documents (including the Regulatory Agreement), and in order that the rents, issues, profits, revenues and other income from the Project (including any proceeds or rent insurance) that are mortgaged, pledged or assigned to Issuer and/or the Bank, shall be available, after the payment of all costs and expenses of collection, to pay any outstanding and unpaid obligations of Developer under the Note and the Loan Agreement (but only if Issuer or Bond Trustee is entitled under the Loan Documents to receive and apply such rents, issues, profits, revenues and other income for such purpose), subject to the Bank's rights of subrogation and other rights hereunder, in such order and manner as the Bank shall determine. The Bank, in consideration for the foregoing agreement by Issuer and Bond Trustee, agrees to pay, and to indemnify Issuer and Bond Trustee against, all costs, fees and expenses (including reasonable attorneys' fees and expenses) incurred by Issuer or Bond Trustee in connection with any action taken by either of them at the request and direction of the Bank; *provided, however*, that the Bank shall not be obligated, other than as provided in any assumption agreement executed by the Bank pursuant to Section 1.3(a) above, (i) to pay any costs, fees or expenses which Bond Trustee may suffer or incur by reason of the negligent or willful failure of Bond Trustee to perform the trusts and duties imposed upon it under the Indenture, or (ii) to pay any costs, fees or expenses which Issuer or Bond Trustee may incur by reason of Issuer's or Bond Trustee's exercise or failure to exercise any power or discretion other than at the Bank's direction.

Section 1.5. Solely for the purposes of the First Deed of Trust and the First Assignment of Leases, Bond Trustee and Issuer hereby irrevocably appoint the Bank as their agent to act for and on their behalf in connection with the enforcement of the Developer's obligations under the First Deed of Trust and the First Assignment of Leases and the making of all decisions and other determinations required or permitted to be made by the "Beneficiary" under the First Deed of Trust and/or the "Issuer" under the First Assignment of Leases, without the need to consult with or obtain the concurrence of the Bond Trustee or Issuer in any such decisions or determinations. The Bank agrees that it shall, from time to time, when requested by the Bond Trustee or Issuer, render advice to the best of its knowledge as to the status of any matter relating to the First Deed of Trust or the First Assignment of Leases. In its administration of the First Deed of Trust and the First Assignment of Leases, the Bank will exercise the same care that it exercises in the administration and handling of deeds of trust and assignment of leases for its own account; *provided*, *however*, that the Bank shall not be liable to Bond Trustee or Issuer for any action taken or omitted by the Bank or for any error in judgment of the Bank, except for the Bank's gross negligence or willful misconduct.

SECTION 2.
NOTICE OF DEFAULT

Issuer and Bond Trustee shall each give to the Bank a copy of any notice or other communication given by it to Developer with respect to any Event of Default (as defined in the applicable Loan Documents), or with respect to any other occurrence that would give Issuer or Bond Trustee the right to accelerate the maturity or require prepayment of all or any portion of the Note, or with respect to any event which, with notice or the lapse of time or both, would constitute such an Event of Default or would permit such acceleration (collectively, a "Significant Event"). Such copy shall be given to the Bank in the same manner and at the same time as the corresponding notice or communication is given to Developer under the applicable Loan Document, and before Issuer and Bond Trustee exercises any right or remedy available to either under any Loan Document or at law. If a Significant Event occurs for which no notice is required to be given to Developer, Issuer and Bond Trustee shall deliver a notice of such Significant Event to the Bank immediately upon learning of its occurrence.

SECTION 3.
AMENDMENT OF DOCUMENTS

Issuer and Bond Trustee each agrees that it will not enter into any amendment, change or modification of the Indenture or any of the Loan Documents without the express prior written consent to such amendment, change or modification by the Bank and, to the extent otherwise required, by the other parties hereto; *provided*, that none of the parties hereto will unreasonably withhold or delay such consent if its interests (and, in the case of Bond Trustee, the interests of Bondholders) are not adversely affected. The Bank shall not enter into any material amendment to the Reimbursement Agreement relating to the establishment or maintenance by Developer of accounts or deposits with the Bank or the Bank's designee without first either (a) securing the consent of Bond Trustee to such amendment, or (b) delivering to Bond Trustee an opinion of Bond Counsel that the execution and performance of such amendment will not materially adversely affect the exemption from income taxation of interest on the Bonds. Bond Trustee hereby consents to the amendment and restatement of the Original Reimbursement Agreement pursuant to the Reimbursement Agreement and to the provisions of the other Bank Documents being entered into as of the date hereof, including, without limitation, the Second Deed of Trust and the Bank Security Agreement. The Bank hereby consents to any amendments to the Loan Documents being entered into as of the date hereof.

SECTION 4.
BOND TRUSTEE'S AND BANK'S RECORDS

Upon the written request from time to time of the Bank, the Trustee shall promptly make available to the Bank, for examination or copying, any letter, account or other documentation or information in the possession or control of Bond Trustee relating to or connected with the Project, the Bonds or collections under the Note and the Loan Agreement. Bond Trustee shall, at the request of the Bank, take reasonable steps to obtain for the Bank any information or documents in the possession of any third party relating to or in connection with the Project or the Bonds. The Bond Trustee may make reasonable requests for documentation or other written information in the possession or control of the Bank relating to or connected with the Project, the Bonds or collections under the Notes and the Loan Agreement, which is not otherwise available to the Bond Trustee and which is required by the Bond Trustee to fulfill its duties and obligations as Bond Trustee under the Indenture. Upon receipt of such request from the Bond Trustee, the Bank shall supply or make available for inspection such documentation or written information within a reasonable time.

SECTION 5.
PLEDGED FUNDS; CERTAIN ACCOUNTS

To the extent of Developer's interest therein, all proceeds received by Bond Trustee from the sale of the Bonds, and any other funds or amounts now or hereafter deposited with Bond Trustee, together with all earnings on such proceeds, funds and amounts, and all investments made with the same, including, without limitation, deposit accounts, chattel paper, notes, checks, drafts, securities, certificates of deposit and instruments (collectively, "Pledged Funds") have been pledged by Developer to Issuer and have also been pledged by Developer to the Bank pursuant to the Bank Security Agreement. All such Pledged Funds now or hereafter in the possession of Bond Trustee shall be held by Bond Trustee as Secured Party (as assignee of Issuer's rights thereunder), and as custodian for the Bank as Secured Party under the Bank Security Agreement, subject to the provisions of the Indenture regarding the holding, application and disbursement of such Pledged Funds. Notwithstanding anything herein or in the Loan Documents to the contrary, it is agreed and understood that the Account (as such term is defined in the Bank Security Agreement) has been pledged to the Bank only and the Bond Trustee has no right, title or interest therein.

SECTION 6.
AGREEMENT FOR BENEFIT OF PARTIES HERETO

Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon, or to give to, any person other than Issuer, Bond Trustee and the Bank and their respective successors and assigns, any right, remedy or claim. This Agreement is for the sole and exclusive benefit of Issuer, Bond Trustee and the Bank and their respective successors and assigns.

SECTION 7.
SEVERABILITY

If one or more of the provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, the remaining provisions shall not in any way be affected or impaired.

SECTION 8.
NOTICES

All notices, certificates or other communications hereunder shall be in writing and shall be delivered by hand, by prepaid telegram, or by registered or certified first class U.S. mail, return receipt requested (postage prepaid), to the addresses set forth below or to such other addresses as the parties may provide to one another in accordance with this Section. Such notices and other communications shall, if sent by mail in accordance with this Section, be deemed given two (2) Business Days after deposit in the U.S. mail, and if sent by any other method, shall be effective only if and when received by the addressee:

If to the Issuer:
The Housing Authority of the
City and County of San Francisco
25 Van Ness Avenue, Seventh Flor
San Francisco, California 94102
Attention: Joe LaTorre

If to Bond Trustee:
First Trust of California, National Association
One California Street
Suite 400
San Francisco, CA 94111
Attention: Maureen Misajon

If to the Bank: Banque Nationale de Paris,
San Francisco Branch
180 Montgomery Street
P.O. Box 26089
San Francisco, CA 94126
Attention: William Fong or Florence Tang

Bond Trustee and Issuer each agrees that immediately upon giving or receiving any notice, certificate or other written communication to or from Developer pursuant to the Loan Agreement or the Indenture, it shall send a copy of such notice, certificate or written communication to the Bank in the manner set forth in this Section.

SECTION 9.
SUCCESSORS AND ASSIGNS

Whenever in this Agreement any of the parties hereto is named or referred to, the successors and assigns of such party shall be deemed to be included and all covenants, promises and agreements in this Agreement contained by and on behalf of the respective parties hereto shall bind and inure to the benefit of the respective successors and assigns of such parties, whether so expressed or not.

SECTION 10.
COUNTERPARTS

This Agreement may be executed in any number of counterparts, each executed counterpart constituting an original, but all counterparts together constituting only one instrument.

SECTION 11.
GOVERNING LAW

This Agreement and the rights and obligations of the parties shall be governed by and construed and enforced in accordance with the laws of the State of California.

SECTION 12.
NO IMPAIRMENTS OF OTHER RIGHTS

Nothing in this Agreement is intended or shall be construed to impair, diminish or otherwise adversely affect any other rights the Bank may have or may obtain against Developer, including, but not limited to, the Bank's rights as a holder of Bonds, in the event it shall be or become a holder thereof, and the Bank's rights of subrogation.

SECTION 13.
LETTER OF CREDIT NOT TO BE IMPAIRED; REMEDIES

No failure of Bond Trustee or Issuer to perform any undertakings or honor any agreements under this Agreement shall affect the obligation of the Bank on the Letter of Credit, but the Bank, Issuer and Bond Trustee shall each have full right and power to enforce the undertakings, covenants and agreements of the other parties hereto directly against such other parties by suit for specific performance or claims for damages or a combination of the foregoing. In the event of any dispute between any of the parties hereto arising out of this Agreement, the prevailing party or parties shall be entitled to recover from the losing party or parties, all fees, costs and expenses, including, without limitation, attorneys' fees, incurred by such prevailing party or parties in connection with such dispute; *provided, however*, that the Issuer shall be liable in damages for any fees, costs and expenses, including, without limitation, attorneys' fees, only to the extent that Revenues (as defined in the Indenture) are available to pay such damages.

SECTION 14.
SUBROGATION; ASSIGNMENT

Issuer and Bond Trustee agree that the Bank shall be subrogated to their rights and remedies under the Loan Documents upon and to the extent of the Bank's payment (whether pursuant to the Letter of Credit or otherwise) of the principal of or interest on the Bonds or the payment (whether pursuant to the Letter of Credit or otherwise) or performance of any obligations under the Loan Documents. Issuer and Bond Trustee agree to cooperate with the Bank in connection with the Bank's enforcement of any of such rights and remedies and agree not to take any actions that would prejudice the exercise of such rights of subrogation. Upon payment by the Bank to Bond Trustee of an amount sufficient to pay or redeem all Bonds then outstanding, and receipt by Bond Trustee of all other amounts outstanding under the Notes (or the making of adequate provisions for the payment of such amounts, as permitted by the Indenture), Issuer and Bond Trustee, upon the request of the Bank, shall each promptly endorse the Note to the order of the Bank and shall deliver or cause to be delivered to the Bank (a) the Note, the First Deed of Trust and the other Loan Documents and all funds, securities and other property held by either of them pursuant to the Loan Documents (including any documents or instruments evidencing or securing same), other than that required for the payment or redemption of Bonds not theretofore surrendered for such payment or redemption, and (b) assignments to the Bank, in form satisfactory to the Bank, of all of the respective rights, titles and interests of Issuer and Bond Trustee in and to the First Deed of Trust and the other Loan Documents, and in and to such funds, securities and other property.

SECTION 15.
HEADINGS

Headings herein are for convenience only and shall not be relied upon in interpreting or enforcing this Agreement.

SECTION 16.
LIABILITY OF BOND TRUSTEE

Bond Trustee agrees that it shall be personally liable to compensate the Bank for any loss, cost, liability or expense (including reasonable attorneys' fees) incurred by the Bank as a result of (i) Bond Trustee's negligence or willful misconduct in holding funds deposited with it for payment of the Bonds, or (ii) any modification or assignment (or attempted modification or assignment) of the Letter of Credit not made in accordance with the terms of the Letter of Credit. Issuer shall have no liability to Bank for any act or omission on the part of Bond Trustee.

SECTION 17.
TERMINATION

This Agreement shall terminate upon the latest to occur of (A) provision by Developer to Bond Trustee of a Substitute Credit Facility (as defined in the Indenture) issued by another bank, (B) surrender by Bond Trustee of the Bank's Letter of Credit in accordance with its terms, and (C) full payment and performance of all of Developer's obligations to the Bank under the Reimbursement Agreement.

SECTION 18.
DEVELOPER'S EXECUTION OF AGREEMENT

Developer has executed this Agreement in order to obtain Developer's acknowledgment of the provisions hereof, including, without limitation, the rights granted to the Bank hereunder. Nothing contained herein shall confer any additional rights or benefits on Developer.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Issuer, Bond Trustee and the Bank have caused this Agreement to be executed in their respective corporate names, all as of the date first above written.

"Issuer"

THE HOUSING AUTHORITY OF THE CITY

DRAFT

(F)

DETERMINATION AND ORDER NO. ________ OF RESOLUTION NO. 4604
ADOPTED ________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO EXECUTE A SUBSTITUTION OF TRUSTEE AND A REQUEST FOR PARTIAL RECONVEYANCE TO ACCOMPLISH THE RECONVEYANCE OF THE ALCAZAR THEATRE PARCEL

WHEREAS, pursuant to an Indenture of Trust (the "Indenture") dated as of December 1, 1985 by and between the Housing Authority and First Trust of California (the "Bond Trustee") as successor trustee to Security Pacific National Bank (the "Original Bond Trustee") the Housing Authority issued its $27,000,000 Variable Rate Demand Multifamily Housing Revenue Bonds, 1985 Series D (737 Post Street) (the "Bonds"); and

WHEREAS, certain proceeds of the sale of the Bonds were lent to Metro Post Ltd., a California limited partnership (the "Original Developer"); and thereafter, Springview of California Ltd., a California corporation (the "Developer") was assigned and assumed certain of the rights and obligations of the Original Developer in respect of such loan (the "Loan") pursuant to a Developer Loan Assignment and Assumption Agreement dated as of December 3, 1992 by and among the Developer, the Housing Authority, Bank of America NT & SA as successor bond trustee by merger to the Original Bond Trustee under the Indenture, and First Interstate Commercial Corporation, as successor to the Original Developer (the "Developer Assignment and Assumption Agreement") and the principal amount of the Bonds was reduced to $17,000,000. The Loan was made for the purpose of financing the development of a multifamily residential rental housing project known as 737 Post Street and located in San Francisco, California (the "Project"); and

WHEREAS, the Developer Assignment and Assumption Agreement provided for the release of the real property known as the Alcazar Theatre parcel (and more particularly described therein) from the First Construction and permanent Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated as of December 1, 1985 with respect to the Project (as amended or supplemented in accordance with its terms, the "First Deed of Trust"). The Developer Assignment and Assumption further authorized the execution, delivery and recordation of an appropriate reconveyance of the Alcazar Theatre parcel;

WHEREAS, such reconveyance has not yet been accomplished; and

WHEREAS, the Housing Authority Board of Commissioners duly adopted Resolution No. 4604 on March 8, 1996, which Resolution provides power, duty and authority to the U.S. Department of Housing and Urban Development acting through H.U.D. Secretary Henry Cisneros or his successor in office or his designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY H.U.D. SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 THAT:

1. The Designated Chief Operating Officer is authorized to execute a Substitution of Trustee and a Request for Partial Reconveyance, both in substantially the form attached hereto as Exhibit A, for the purpose of effecting the reconveyance of the Alcazar Theatre parcel.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

By: Catherine Payne
Deputy City Attorney

Date: 4/26/96

EXHIBIT A

FORM OF SUBSTITUTION OF TRUSTEE
AND
REQUEST FOR PARTIAL RECONVEYANCE

REQUEST FOR PARTIAL RECONVEYANCE

DRAFT

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE:

The undersigned San Francisco Housing Authority is the legal owner and holder of the original promissory note for the total sum of $27,000,000.00, and of all other indebtedness secured by Deed of Trust dated DECEMBER 1, 1985, made by METRO-POST, LTD., A CALIFORNIA LIMITED PARTNERSHIP, to TRANSAMERICA TITLE INSURANCE COMPANY, Trustee, which said deed of trust was recorded DECEMBER 30, 1985, in book D992, of Official Records, page 861, Records of SAN FRANCISCO County, California, as Instrument no. D735358.

You are hereby requested and directed, in accordance with the terms of said Deed of Trust, to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all estate now held by you thereunder in and to that portion of the property described in said deed of trust, situated in the County of SAN FRANCISCO, California, described as: LOT NO. 23, PARCEL 8, AS SHOWN ON THE MAP ENTITLED "MAP OF 737 POST STREET A SUBDIVISION FOR CONDOMINIUM PURPOSES", RECORDED FEBRUARY 18, 1988, IN BOOK 27 OF CONDOMINIUM MAP, PAGES 127 TO 134, INCLUSIVE, SAN FRANCISCO COUNTY RECORDS.

In lieu of delivering to you the originals of the Note and Deed of Trust to be endorsed with respect to the foregoing Partial Reconveyance, the undersigned San Francisco Housing Authority hereby certifies that on the date hereof, the Note referred to above ~~has not been assigned or collaterally assigned~~ and agrees to endorse on the Note and to endorse the Deed of Trust the Partial Reconveyance requested herein. ~~and the undersigned hereby agrees to indemnify and hold harmless First American Title Insurance Company, a California corporation, from and against any claim or liability arising out of or in connection with your execution and delivery of the requested Deed of Partial Reconveyance in reliance upon the foregoing agreement and without having the Note and Deed of Trust in your possession.~~

it has not assigned or collaterally assigned

except to First Trust of California, National Association, as successor trustee to Security Pacific National Bank (the "Bond Trustee") pursuant to that certain Indenture of Trust dated as of December 1, 1985 by and between the San Francisco Housing Authority and the Bond Trustee. The undersigned First Trust of California hereby certifies that on the date hereof the Note has not been assigned or collaterally assigned.

THE HOUSING AUTHORITY OF THE CITY AND
COUNTY OF SAN FRANCISCO,
A PUBLIC BODY CORPORATE AND POLITIC OF THE
STATE OF CALIFORNIA

BY:____________________________

FIRST TRUST OF CALIFORNIA, NATIONAL ASSOCIATION
~~BANK OF AMERICA, NT& SA~~, SUCCESSOR BOND TRUSTEE
TO SECURITY PACIFIC NATIONAL BANK

BY:____________________________

STATE OF CALIFORNIA

COUNTY OF ____________________

On ____________________, before me, ______________________, a notary public, personally appeared

____

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

____

STATE OF CALIFORNIA

COUNTY OF ____________________

On ____________________, before me, ______________________, a notary public, personally appeared

____

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

____

AFTER RECORDING, RETURN TO:

DRAFT

SUBSTITUTION OF TRUSTEE

WHEREAS, **METRO-POST, LTD., A CALIFORNIA LIMITED PARTNERSHIP,** was the original Trustor, TRANSAMERICA TITLE INSURANCE COMPANY, was the original Trustee, and **THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO** as the original Beneficiary under that certain Deed of Trust as follows:

DATED: DECEMBER 1, 1985
TRUSTEE: TRANSAMERICA TITLE INSURANCE COMPANY
TRUSTOR: METRO-POST, LTD.
BENEFICIARY: THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
RECORDED: DECEMBER 30, 1985
BOOK/PAGE: D992/661
COUNTY OF: SAN FRANCISCO, California

WHEREAS, the undersigned San Francisco Housing Authority is Trustor or the present owner of the property described in and covered by said Deed of Trust, and

WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder, in the manner in said Deed of Trust provides,

NOW, THEREFORE, the undersigned hereby substitutes **FIRST AMERICAN TITLE INSURANCE COMPANY**, A CALIFORNIA CORPORATION, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural.

Dated:

THE HOUSING AUTHORITY OF THE CITY AND
COUNTY OF SAN FRANCISCO,
A PUBLIC BODY CORPORATE AND POLITIC OF THE
STATE OF CALIFORNIA

BY:__________________________

~~BANK OF AMERICA, NT& SA,~~ FIRST TRUST OF CALIFORNIA, NATIONAL ASSOCIATION SUCCESSOR BOND TRUSTEE
TO SECURITY PACIFIC NATIONAL BANK

BY: ______________________________

STATE OF CALIFORNIA

COUNTY OF ______________________

On ________________________, before me, ________________________, a notary public, personally appeared

____

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

____

STATE OF CALIFORNIA

COUNTY OF ______________________

On ________________________, before me, ________________________, a notary public, personally appeared

____

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

____

(G)

DETERMINATION AND ORDER NO. _______ OF RESOLUTION NO. 4604
DATE ADOPTED: ______

DETERMINATION AND ORDER AUTHORIZING PAYMENT FOR LITIGATION SERVICES PROVIDED BY THE FIRM OF LITTLER, MENDELSON, FASTIFF, TICHY & MATHAISON DURING THE 1995-96 FISCAL YEAR IN THE AMOUNT OF $122,371.44

WHEREAS, the Health and Safety Code, section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, there are currently several legal matters pending in the City and County of San Francisco involving the SFHA; and

WHEREAS, the SFHA requires additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, through the competitive solicitation process (RFQ #034-93), the firm of Littler, Mendelson, Fastiff, Tichy & Mathaison was selected to represent the SFHA on various types of employment matters; and

WHEREAS, the contract needs additional funding for this fiscal year to allow payment to the firm for existing invoices for services provided on ongoing matters and to allow the firm to continue to defend existing matters; and

WHEREAS, funding for litigation services is available from the HUD approved Operating Budget for the 1995-96 fiscal year; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution provides that HUD Secretary Henry Cisneros or his successor in office, and his or her designee, shall have full power, duty and authority to operate, manage, possess and oversee the assets, projects, programs and personnel of the San Francisco Housing Authority.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. Payment for litigation services provided by the firm of Littler, Mendelson, Fastiff, Tichy & Mathaison during the 1995-96 fiscal year in the amount of $122,371.44 is hereby authorized.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

5-3-96
Date

Material prepared by Victoria Adams and Debrenia Madison - Legal Dept.

(H)

DETERMINATION AND ORDER NO.__________
DATE ADOPTED__________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO ENTER INTO A CONTRACT WITH HONEYWELL, INC., TO INSTALL ENERGY EFFICIENCY MEASURES TO REDUCE OPERATIONAL AND UTILITY COSTS AT VARIOUS SFHA HOUSING DEVELOPMENTS WITH NO FISCAL IMPACT TO THE AUTHORITY

WHEREAS, the U.S. Department of Housing and Urban Development advocates the Authority to reduce operational and utility costs; and

WHEREAS, the Authority has reviewed the Host Agreement by Honeywell, Inc., and determined that the specific measures to be considered must neither adversely impact on the SFHA Maintenance Department nor be susceptible to breakdowns and vandalism; and

WHEREAS, Honeywell, Inc., will provide all the required services to install operational and energy efficiency measures to effect cost reduction at various SFHA housing developments and will provide this effort **with no fiscal impact to the Authority**; and

WHEREAS, this program is self-funding, does not require any initial capital expenditures from the SFHA and all costs must be amortized by the savings produced; and

WHEREAS, Honeywell guarantees the savings and will reimburse the SFHA, on an annual basis, for any savings shortfall; and

WHEREAS, with the SFHA's approval, Honeywell, Inc., may audit other SFHA facilities to further reduce operational and utility costs; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The Designated Chief Operating Officer is authorized to award a contract (Agreement) for said work to Honeywell, Inc., with no fiscal impact to the San Francisco Housing Authority.

2. This determination and order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl Bregman
Sheryl Bregman
Deputy City Attorney

5/3/96
Date

DETERMINATION AND ORDER NO. ______ OF RESOLUTION NO. 4604
DATE ADOPTED ________

DETERMINATION AND ORDER AUTHORIZING AN ADVANCE TO THE UJAMAA WESTBROOK/HUNTER'S POINT "A" EAST RESIDENT MANAGEMENT CORPORATION OF $32,500 IN COMPREHENSIVE GRANT PROGRAM FUNDS TO PAY FOR EMERGENCY SEWER REPAIR WORK AT THE WESTBROOK HUNTERS POINT "A" DEVELOPMENT.

WHEREAS, the Authority and UJAMAA Westbrook/Hunter's Point "A" East Resident Management Corporation ("UJAMAA") have previously entered into a Management Contract dated as of October 4, 1995 (the "Management Contract"), which Management Contract provided for the payment of a maximum of $297,970 of CGP funds to UJAMAA for the performance of certain management functions at the Hunter's Point "A" East development; and

WHEREAS, on about April 4, 1996, UJAMAA notified the Authority of an emergency sewer back-up problem at the development, and requested permission from the Authority to contract with Ward, Incorporated, for required sewer repair work on a emergency basis in accordance with 24 CFR 85.36(4)(i)(B); and

WHEREAS, the Authority granted permission to perform such work conditioned upon sufficient funds remaining under the Management Contract to fund the work; and

WHEREAS, UJAMAA contracted with Ward, Incorporated, to repair the sewer back-up for a cost of $32,500; and

WHEREAS, the Authority subsequently determined that UJAMAA had performed all services under the Management Contract and had been paid the full amount of funds approved under the Management Contract; and

WHEREAS, notwithstanding the unavailability of funds under the Management Contract, the Authority recognizes the necessary and emergency nature of the services provided by Ward, Incorporated; and

WHEREAS, UJAMAA has provided the Authority with invoices and/or canceled checks indicating that (1) the total cost of the sewer repairs was $32,500, (2) UJAMAA utilized $17,900 of its own funds in partial payment to Ward, Incorporated for such repairs, and (3) Ward, Incorporated is currently owed a balance $14,600 for the repairs; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, THAT:

1. The Authority is authorized to advance a total of $32,500 of CGP funds (Fund No. 702-145000-142000-321-007) to fund emergency sewer repairs at the Hunter's Point "A" East development as follows: (1) $17,900 by check payable to the UJAMAA Westbrook/Hunter's Point "A" East Resident Management Corporation, and (2) $14,600 by check payable jointly to the UJAMAA Resident Management Corporation and Ward, Incorporated.

2. This Determination and Order shall in no way obligate the Authority to provide any funding to UJAMAA in excess of the amount authorized herein or in the Management Contract, regardless of the type of services performed by or on behalf of UJAMAA.

3. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY

Marie Corlett Blits

Marie Corlett Blits
Deputy City Attorney

Date: 5-3-96

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON MONDAY, MAY 20, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

MEETING NOTICE AND AGENDA

Meeting Held:	440 Turk Street
Monday, May 20, 1996	San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **PRESENTATION OF CERTIFICATES TO SENIOR SOCIAL WORKER INTERNS**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

A. Determination and Order Commending Jacqueline C. Johnson on the Occasion of Her Retirement

B. Determination and Order Authorizing the Designated Chief Operating Officer to Execute an Amendment to an Existing Youth Tutorial Program Service Contract Between the Housing Authority and Mission Neighborhood Centers, Inc., DBA Precita Valley Community Center to Extend the Contract for Five Months and to Provide an Additional $26,000.00 of Hope VI Funds under That Contract

C. Determination and Order Authorizing the Designated Chief Operating Officer to Enter into a Contract with Honeywell, Inc., to Install Energy Efficiency Measures to Reduce Operational and Utility Costs at Various SFHA Housing Developments with No Fiscal Impact to the Authority

D. Determination and Order Authorizing the Designated Chief Operating Officer to Meet With and Negotiate Appropriate Contract Terms and Enter Into a Contract for Legal Services with each of the Following Firms for the Specific Areas Stated: Bankruptcy Law - Arnelle, Hastie, McGee, Willis & Green; Hanson Bridgett, Marcus, Vlahos & Rudy; Sawamura, Chin, Nishimi & Chu; Civil Rights Law - Arnelle, Hastie, McGee, Willis & Green; Lafayette, Kumagi & Clarke; McCutchen, Doyle, Brown & Enersen; Construction Law - Farella, Braun & Martel; Gutierrez & Associates; Lempres & Wulfsberg; Labor/personnel Law - Littler, Mendelson, Fastiff, Tichy & Mathiason, McCutchen, Doyle, Brown & Enersen; Ruiz & Shapiro

DOCUMENTS DEPT.

MAY 22 1996

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E. Determination and Order Authorizing the Designated Chief Operating Officer to Enter into a Contract with the San Francisco Police Department for Supplemental Police Services at Bernal Dwellings (Cal 1-5) and Yerba Buena Plaza East (Cal 1-18 (2)) Developments, Both Hope VI Sites, and Authorizing Payment under That Contract in the Amount Not-to-exceed $102,375.00 on Each Development for a Total Not-to-exceed $204,750.00

F. Determination and Order Authorizing the Chief Operating Officer to Enter Into an Amendment to a Management Contract with Ujamaa Westbrook/Hunter's Point "A" East Resident Management Corporation to Provide an Additional $260,903.00 of Comprehensive Grant Program Funds for Certain Costs Related to Management Functions at the Westbrook Hunter's Point "A" Development

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

(a)

DETERMINATION AND ORDER NO. _____ OF RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ.
DATE ADOPTED: _______

DETERMINATION AND ORDER COMMENDING JACQUELINE C. JOHNSON ON THE OCCASION OF HER RETIREMENT

WHEREAS, Mrs. Jacqueline C. Johnson retired from the Housing Authority of the City and County of San Francisco on March 4, 1996, after thirty-eight (38) years; and

WHEREAS, during her career as an employee, she was faithful and resolute in her duties as a District Manager; and

WHEREAS, Mrs. Johnson gained and deserved the respect of this Authority, her fellow employees and the residents for her hard work, loyalty and dedicated service.

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq. temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, AND/OR 42 USC 1437 ET SEQ. THAT:

1. The San Francisco Housing Authority extends to Jacqueline C. Johnson its appreciation for long and faithful service and its best wishes for a very happy and healthy retirement.

APPROVED AS TO FORM AND LEGALITY:

Leslie Trutner
Leslie Trutner
Deputy City Attorney

5/17/96
Date

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(b)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

MEMO

TO: Kevin Marchman, Board Chairperson

FR: Jon Gresley, Chief Operation Officer

DT: May 15, 1996

RE: Additional Funding for, and Extension of, Precita Tutorial Contract

---

The Precita Valley Tutorial program at Bernal Dwellings was funded through our first RFP for Community & Supportive Services, last summer. At the request of the Bernal Dwellings Tenants Association, they were the only organization recommended for funding under that RFP. It was agreed that the contract would be for a time not-to-exceed six months. The rationale behind the short term contract was that a new RFP would be out prior to the ending of the six month contract, and Precita would at that time be eligible to compete for additional funding. Unfortunately, the process took much longer than six months. As you know, we have just released the RFP.

The first issue with Precita is that the six month contract expired on March 29, 1996, however at the time the contract expired, $22,753.43 remained unexpended. The passage of the 5/6/96 Precita resolution would have enabled me to submit the invoices for the months of February and March, leaving a $10,645.14 balance. This resolution is now tabled. I have not yet received April and May invoices, however the invoices average $6,000 monthly, and it is anticipated that the total funds will be exhausted as of May 17, 1996.

It is my recommendation that a resolution go forward authorizing an extension of the current Precita Valley Tutorial contract. The terms would remain the same, with the exception of a $26,000 increase in funding to cover through the month of August. The Community and Supportive Services RFP is due on June 7, 1996. Our target date for Commission approval is July 1, 1996.

The Bernal Dwellings Tenants Association, Residents, the Precita Valley Tutorial Staff and SFHA HOPE VI staff urge approval of this resolution.

Material prepared by Ric Gerakos and Darnisha Wright - OCRI

(b)

DETERMINATION AND ORDER NO.______ OF RESOLUTION NO. 4604 AND/OR 42 USC 1437
ET SEQ.
DATE ADOPTED_________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO EXECUTE AN AMENDMENT TO AN EXISTING YOUTH TUTORIAL PROGRAM SERVICE CONTRACT BETWEEN THE HOUSING AUTHORITY AND MISSION NEIGHBORHOOD CENTERS, Inc., DBA PRECITA VALLEY COMMUNITY CENTER TO EXTEND THE CONTRACT FOR FIVE MONTHS AND TO PROVIDE AN ADDITIONAL $26,000.00 OF HOPE VI FUNDS UNDER THAT CONTRACT

WHEREAS, the SFHA and Mission Neighborhood Centers, Inc. dba Precita Valley Community Center ("Contractor") have previously entered into a Youth Tutorial Program Service Contract ("Contract") dated as of September 29, 1995 pursuant to which the Contractor is to provide tutorial services at the Bernal Dwellings Housing Development; and

WHEREAS, the term of the Contract expired on March 29, 1996; and

WHEREAS, approximately $22,753.43 of the original Contract amount of $42,419 had not been expended as of March 29, 1996; and

WHEREAS, the SFHA and the Contractor desire to extend the term of the contract for an additional five months through August 29, 1996, to allow for the expenditure of the balance of the contract amount and

WHEREAS, the SFHA and the Contractor desire to increase the contract amount by an additional maximum of $26,000 of Hope VI funds; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq. temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, AND/OR 42 USC 1437 ET SEQ. THAT:

1. The Designated Chief Operating Officer is authorized to execute an extension of the existing Youth Tutorial Program Service Contract between the SFHA and the Contractor to (1) extend the term of the Contract for five months, through August 29, 1996, and (2) to provide an additional maximum of $26,000.00 of Hope VI funds to the Contractor for services under the contract from May 17, 1996 through August 29, 1996.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Leslie Trutner
Leslie Trutner
Deputy City Attorney

Date: 5/17/96

Material prepared by Ric Gerakos and Damisha Wright - OCRI

EXTENSION OF YOUTH TUTORIAL PROGRAM SERVICE CONTRACT

This Amendment to the Youth Tutorial Program Service Contract ("Amendment") is made as of March 29, 1996, by and between the San Francisco Housing Authority, a public body corporate and politic ("Authority") and Mission Neighborhood Center, Inc., dba Precita Valley Community Center ("Contractor").

The Authority and the Contractor have previously entered into a Youth Tutorial Program Service Contract dated as of September 29, 1995 ("Contract") pursuant to which the term of the Contract expired on March 29, 1996.

As of the date of this Amendment, approximately $22,753.43 of the original Contract amount of $42,419 has not been expended. The Authority and the Contractor desire to extend the term of the Contract for and additional five months, through August 29, 1996, to allow for expenditure of the balance for the Contract amount and to increase the contract in the amount of $26,000 to cover the cost of service provision from May 17, 1996 through August 29, 1996.

Now therefore, in consideration of the mutual promises contained in the Contract and this Amendment, the parties agree as follows:

Extension of Term. Section 2 of the Contract is amended in its entirety to read as follows: "The Term of this Agreement shall begin on September 29, 1995 and shall terminate on August 29, 1996, except as provided for in thisAagreement."

Additional Funds. This agreement provides a $26,000 increase in funds to provide services from the time of the expenditure of the original $42, 419 (May 17, 1996) through August 29, 1996.

No Other Amendments. Except as amended by this Amendment, the Contract shall remain unmodified and in full force and effect.

No Other References. Any reference to the Contract shall be deemed a reference to the Contract as amended by this Amendment.

Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original an all of which, when taken together shall constitute one document.

Authority. The Contractor is authorized to enter into this Extension and to perform all of its obligations under the Contract.

In witness whereof, the parties have executed this Amendment as of the date first written above.

SAN FRANCISCO HOUSING AUTHORITY	MISSION NEIGHBORHOOD CENTERS, INC.
By:_________________________	By:___________________________
Its__________________________	Its___________________________
and	
By: _________________________	___________________________
Deputy City Attorney	Date

____
Date

(C)

SAN FRANCISCO HOUSING AUTHORITY
MEMORANDUM

TO: Kevin Marchman
Acting Assistant Secretary for Public and Indian Housing Authority

FROM: Jon Gresley
Chief Operating Officer

DATE: May 16, 1996

SUBJECT: Energy Performance Contracting Program

The firms of Honeywell, Inc., and Citizens Conservation Corporation submitted proposals in response to a RFQ solicited by the Housing Authority in September, 1994. Both firms were highly qualified with Honeywell being selected as most qualified to perform the contract.

Under this program, Honeywell, Inc., will provide the necessary services (design, construction, maintenance) to successfully accomplish its goals. This program is designed to be self-funding and does not require any initial capital expenditures from SFHA. The costs for equipment replacement/retrofit and the related services are amortized by the savings produced from cost reductions in utility usage and operations. In order for the Housing Authority to obtain the savings, HUD will freeze the annual Utilities Consumption Level as stipulated under the Performance Funding Level (24CFR, Section 990.110) throughout the term of the contract (12 years).

Honeywell guarantees the savings in writing. If projected savings are not realized, Honeywell will reimburse SFHA for any shortfall on an annual basis. Savings, estimated to be 8%-10% per year ($700,000/yr), will be used to satisfy the service debt in purchasing new and state-of-the-art equipment. Additionally, Honeywell will assist the Housing Authority in applying for PG&E energy rebates for the new equipment installation. Benefits ($90,000) resulting from the rebates will remain with the Housing Authority.

A Determination and Order for this contract is attached. Recommend prompt approval in order to begin the construction phase and to effect energy savings (approximately $2,000 per day) for the Housing Authority.

(C)

DETERMINATION AND ORDER NO._______ OF RESOLUTION NO. 4604 AND/OR 42
USC 1437 ET SEQ.
DATE ADOPTED__________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO ENTER INTO A CONTRACT WITH HONEYWELL, INC., TO INSTALL ENERGY EFFICIENCY MEASURES TO REDUCE OPERATIONAL AND UTILITY COSTS AT VARIOUS SFHA HOUSING DEVELOPMENTS WITH NO FISCAL IMPACT TO THE AUTHORITY

WHEREAS, the U.S. Department of Housing and Urban Development advocates the Authority to reduce operational and utility costs; and

WHEREAS, the Authority has reviewed the Host Agreement by Honeywell, Inc., and determined that the specific measures to be considered must neither adversely impact on the SFHA Maintenance Department nor be susceptible to breakdowns and vandalism; and

WHEREAS, Honeywell, Inc., will provide all the required services to install operational and energy efficiency measures to effect cost reduction at various SFHA housing developments and will provide this effort **with no fiscal impact to the Authority**; and

WHEREAS, this program is self-funding, does not require any initial capital expenditures from the SFHA and all costs must be amortized by the savings produced; and

WHEREAS, Honeywell guarantees the savings and will reimburse the SFHA, on an annual basis, for any savings shortfall; and

WHEREAS, with the SFHA's approval, Honeywell, Inc., may audit other SFHA facilities to further reduce operational and utility costs; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq. temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, AND/OR 42 USC 1437 ET SEQ. THAT:

1. The Designated Chief Operating Officer is authorized to award a contract (Agreement) for said work to Honeywell, Inc., with no fiscal impact to the San Francisco Housing Authority.

2. This determination and order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Leslie Trutner
Leslie Trutner
Deputy City Attorney

5/17/96
Date

Material prepared by Clarence Kamaka and Barbara Smith - Modernization

(d)

DETERMINATION AND ORDER NO. _____ OF RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ.
DATE ADOPTED: __________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO MEET WITH AND NEGOTIATE APPROPRIATE CONTRACT TERMS AND ENTER INTO A CONTRACT FOR LEGAL SERVICES WITH EACH OF THE FOLLOWING FIRMS FOR THE SPECIFIC AREAS STATED:

BANKRUPTCY LAW - ARNELLE, HASTIE, MCGEE, WILLIS & GREEN; HANSON BRIDGETT, MARCUS, VLAHOS & RUDY; SAWAMURA, CHIN, NISHIMI & CHU;

CIVIL RIGHTS LAW - ARNELLE, HASTIE, MCGEE, WILLIS & GREEN; LAFAYETTE, KUMAGI & CLARKE; MCCUTCHEN, DOYLE, BROWN & ENERSEN;

CONSTRUCTION LAW - FARELLA, BRAUN & MARTEL; GUTIERREZ & ASSOCIATES; LEMPRES & WULFSBERG;

LABOR/PERSONNEL LAW - LITTLER, MENDELSON, FASTIFF, TICHY & MATHIASON; MCCUTCHEN, DOYLE, BROWN & ENERSEN; RUIZ & SHAPIRO

WHEREAS, the Health and Safety Code, Section 34279, authorizes the Housing Authority of the City and County of San Francisco (SFHA) to employ its own counsel and legal staff; and

WHEREAS, there are currently several legal matters pending in the City and County of San Francisco involving the SFHA; and

WHEREAS, the SFHA requires additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, the SFHA sent out to bid the Request For Qualifications (RFQ) for these legal matters; and

WHEREAS, a review team consisting of the Chief Operating Officer and the two legal consultants on the HUD Recovery team reviewed the RFQs; and

WHEREAS, all the firms selected meet the qualifications stated in the RFQ; and

WHEREAS, the following firms have been selected for the following areas:

Bankruptcy Law - Arnelle, Hastie, McGee, Willis & Green; Hanson Bridgett, Marcus, Vlahos & Rudy; Sawamura, Chin, Nishimi & Chu;
Civil Rights Law - Arnelle, Hastie, McGee, Willis & Green; Lafayette, Kumagi & Clarke; McCutchen, Doyle, Brown & Enersen;
Construction Law - Farella, Braun & Martel; Gutierrez & Associates; Lempres & Wulfsberg;
Labor/personnel Law - Littler, Mendelson, Fastiff, Tichy & Mathiason; McCutchen, Doyle, Brown & Enersen; Ruiz & Shapiro; and

WHEREAS, contract terms are to be negotiated with these firms; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq. temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, AND/OR 42 USC 1437 ET SEQ. THAT:

1. The Chief Operating Officer is authorized to meet with and negotiate appropriate contract term and enter into a contract with each of the firms stated above for legal representation of the SFHA.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Leslie Trutner

Leslie Trutner, Deputy City Attorney

5/17/96

Date

(e)

1938

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

MEMO

TO: Kevin Marchman, Board Chairperson

FR: Jon Gresley, Chief Operating Officer

DT: May 16, 1996

RE: Hope VI Supplemental Security Services Determination and Order

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Attached is a recommended Determination and Order authorizing the execution of a San Francisco Police Department Supplemental Security Services Contract for an amount not to exceed $204,750.00. Two police officers will be assigned to Bernal Dwellings and then Plaza East during the hours of 9:00 PM to 5:00 AM, seven days a week, for 25 weeks, or until relocation is completed at both sites. Also attached is the Hope VI Supplemental Security Plan for Bernal Dwellings and Plaza East that references these services.

Relocation at Bernal Dwellings is scheduled to begin May 28, 1996, and at Plaza East around September 1, 1996. Since the vacating of Bernal Dwellings and Plaza East may increase the opportunities for squatters, dangerous loitering, vandalism and other crime, these additional services are proposed.

This contract will be incorporated into a contract that the Authority and the San Francisco Police Department are currently negotiating for supplemental police services to enforce all state and local laws, as well as Authority rules, regarding security at Authority developments. These services will be provided in addition to the regular law enforcement services of the police department.

Material prepared by Barbara Smith and Juan Monsanto - Housing Development

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(e)

DETERMINATION AND ORDER NO.______ OF RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ.
DATE ADOPTED__________

DETERMINATION AND ORDER AUTHORIZING THE DESIGNATED CHIEF OPERATING OFFICER TO ENTER INTO A CONTRACT WITH THE SAN FRANCISCO POLICE DEPARTMENT FOR SUPPLEMENTAL POLICE SERVICES AT BERNAL DWELLINGS (CAL 1-5) AND YERBA BUENA PLAZA EAST (CAL 1-18 (2)) DEVELOPMENTS, BOTH HOPE VI SITES, AND AUTHORIZING PAYMENT UNDER THAT CONTRACT IN THE AMOUNT NOT-TO-EXCEED $102,375.00 ON EACH DEVELOPMENT FOR A TOTAL NOT-TO-EXCEED $204,750.00.

WHEREAS, the Bernal Dwellings and Yerba Buena Plaza East developments are HOPE VI sites and the relocation of residents is about to begin; and

WHEREAS,the vacating of these properties may increase the opportunities for squatters, dangerous loitering, vandalism and other criminal activity; and

WHEREAS, the security of the remaining residents and property is paramount; and

WHEREAS, the authority solicited the assistance of the San Francisco Police Department , through an inter-governmental agreement under 24 CFR 85.36 (b)(5), to, in addition to routine patrols, provide fixed detailed post of two (2) police officers for eight hours a day (from 9 pm to 5 am), seven days a week for 25 weeks at both developments at an amount not-to-exceed $102,375.00 on each development for a total not-to-exceed of $204,750.00; and

WHEREAS, such supplemental services will be provided by the San Francisco Police Department, in additional to the regular law enforcement services of the department, in a manner that is most advantageous to the authority, cost and other factors considered; and

WHEREAS, the San Francisco Police Department agrees that the services rendered under the proposed contract are in addition to baseline services. The SFPD agrees that it will not reduce its current level of police services to public housing developments; and

WHEREAS, the San Francisco Police Department has committed to provide these supplemental police services; and

WHEREAS, the San Francisco Police Department must be available to start this detail on June 1, 1996; and

Material prepared by Barbara Smith and Juan Monsanto - Housing Development

WHEREAS, this contract will be incorporated into a contract for inter-governmental services that the Authority and the San Francisco Police Department are currently negotiating for supplemental police patrols to enforce all state and local laws and Authority rules regarding security at Authority developments, in which the manner and method of performance of services is specified in Article IV of the Plan of Operations;

WHEREAS, the funding of these services is available through the HOPE VI budget; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq. temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604, AND/OR 42 USC 1437 ET SEQ. THAT:

1. The Designated Chief Operating Officer is authorized to enter into a contract with the San Francisco Police Department for security services at Bernal Dwellings and Yerba Buena Plaza East, both HOPE VI sites, and to make payments under that contract, in accordance with the contract, in an amount not-to exceed $102,375.00 on each development for a total not-to-exceed of $204,750.00, except for as provided for under the procurement policy adopted by the SFHA Commission on June 13, 1991.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY

Leslie Trutner

Leslie Trutner
Deputy City Attorney

5/17/96
Date

Material prepared by Barbara Smith and Juan Monsanto - Housing Development

SAN FRANCISCO HOUSING AUTHORITY SUPPLEMENTAL SECURITY PLAN FOR THE BERNAL DWELLINGS AND PLAZA EAST HOPE VI DEVELOPMENTS

Site and building Security is crucial to the quality of life of our residents at the HOPE VI developments. The Authority has made security one of the top priorities in the formulation of the developments' plans; from the creation of a site design built upon the principles of Defensible Space, to the placement of window grilles on all first floor windows to protect against illegal entry. Each of the elements described in Section C have been designed into the NEW BERNAL DWELLING AND YERBA BUENA PLAZA EAST sites to make the new environment safe and relatively trouble-free.

In the interim, there are several site security issues of the public housing residents and the community surrounding these sites before relocation, during the relocation process and during construction, discussed below.

A. RECOMMENDATIONS FOR SUPPLEMENTAL SECURITY THROUGH CONSTRUCTION

1. APPROACH TO SUPPLEMENTAL SECURITY DURING THE RELOCATION PROCESS

We believe it would be prudent and necessary to employ San Francisco Police Department Supplemental Security services in an effort to abate crime at Bernal Dwellings and Yerba Buena Plaza East through relocation during the months of June through November, 1996. The employment of the additional San Francisco Police Department Supplemental Security Services proved very successful based on the reduction of crime statistics at Hayes Valley North and South, and the many arrests on-site.

2. RECOMMENDATION FOR SUPPLEMENTAL SECURITY

Due to exigent circumstances, violent crimes have increased including, but not limited to: robberies, dangerous loitering, vandalism, prostitution, increasing opportunities for squatters during the HOPE VI relocation of residents, discharging of fire arms and projectiles, and increased number of fire hazards. The Authority believes that with these Supplemental Security services, crime will be mitigated through a well proven plan of action.

The security of the remaining residents and property for the HOPE VI sites is paramount. It is recommended that the Authority solicit the assistance of the San Francisco Police Department to provide two (2) police officers for eight hours a day (from 9 pm to 5 am), seven days a week for 25 weeks at an amount not-to-exceed of $204,750.00. These supplemental services will be provided at Bernal Dwellings and Yerba Buena Plaza East during the next six (6) months under a contract. A draft Determination and Order has been prepared for submission at the next Authority Commission meeting on May 20, 1996. Pending on availability of officers, services would start on June 1-3, 1996 at both Bernal Dwellings and Yerba Buena Plaza East.

In addition, it is necessary for the San Francisco Police Department to continue to commit regular and effective law enforcement services and site patrols throughout the Authority sites. Special attention should be given to the HOPE VI sites and patrolling should be intensified during the daytime.

The Funding for these Supplemental Services can be made available through the HOPE VI budget. Since this is an additional budget item, the overall HOPE VI budget would have to be implemented with Comprehensive Grant Program funds (CGP) by $204,750. This is in addition to the CGP funds already reserved for the HOPE VI sites in the 1996 CGP program.

Finally, in order to provide Supplemental Security services during the daytime hours, the resident leaders of HOPE VI have expressed an interest in providing these services through the training of residents of that particular development. The implementation of this opportunity, would allow trained un-armed resident security guards during the daytime hours, when the security officers are not on the site. The budget for this particular venture could be addressed through the HOPE VI Community and Supportive Services Program. The training and on-the-job internship could be developed as part of the many job and training opportunities that HOPE VI will bring for the residents of HOPE VI.

B. CURRENT SECURITY ISSUES AT BERNAL DWELLINGS AND YERBA BUENA PLAZA EAST DEVELOPMENTS

1. SITE/BUILDING SECURITY

The common areas at Bernal Dwellings and Yerba Buena Plaza East have proven to be problematic since there is no clear ownership of those areas. The courtyards and expansive public areas become "no man's lands" where trash and negative activity take over. Elevator lobbies and long hallways in the high-rise buildings often magnify these problems due to their more dark and secluded nature. Even for the low-rise buildings, the open stairwells and breezeways make for an easy access by intruders. Moreover, the setback of the buildings and orientation away from the streets make patrol car surveillance more difficult. Residents often feel more unsafe since anyone can walk the site in these areas or have access directly outside their apartment door. Police statistics bear-out the common resident opinion that most of the crime committed on and immediately adjacent to these sites is perpetrated by individuals who do not live in the development. The myriad of interconnected common areas often make it easy for a suspect to loose the police in the development. All of these conditions foster an unsafe situation for the residents, and also make for their general feeling of being 'warehoused'; with little opportunity for home individualism, security or even privacy in these large anonymous buildings.

2. SITE LIGHTING

The existing developments, though possessing numerous security light fixtures and street lights along the perimeter, is frequently darker than the surrounding area because even "bullet-proof" lights are broken-out or spraypainted, and wiring is cut. Again, it is in the problematic common areas where this vandalism occurs most frequently, and where the lights are actually needed the most. When these areas are dark, and as units become vacant during relocation, criminal activity can take hold, particularly drug dealing.

3. PROPERTY MANAGEMENT - CURRENT PROVISIONS FOR SECURITY

On-site Property Management has been responsible for maintaining all exterior security measures and addressing any security concerns. In the last few months, during the relocation process at Hayes Valley North and South, the Authority contracted for police officers on-site, during the hours of 9:00 p.m. to 5:00 a.m. In January 1996, the Authority hired a security firm to provide two security guards at Yerba Buena Plaza East on a temporary basis, in response to security concerns raised by an adjacent school. The contract for these services is expiring at the end of April 1996.

In late November, 1995, a contract was approved by the Authority's Board of Commissioners to provide for San Francisco Police Department Supplemental Security Services at the Hayes Valley North and South developments, both HOPE VI Plus sites. There had been a dramatic increase of violent crimes including, but not limited to, robberies, dangerous loitering, vandalism, increasing opportunities for squatters due to the relocation of residents, discharging of fire arms and projectiles, and increased number of fire hazards. With these added Supplemental Security services, the Authority hoped to mitigate these impacts.

At the time, the Authority performed a telephone solicitation from the San Francisco Police Department in order to provide armed police Supplemental Security services predicated upon prevailing exigent circumstances at both Hayes Valley North and South. The cost for two (2) police officers to be present at Hayes Valley North and South for 25 weeks and 8 hours a day for seven days per week was $102,375.00. These services came into effect on February 2, 1996 until relocation is completed at Hayes Valley South.

Since then, a significant amount of arrests have been conducted by the two-officer detail at Hayes Valley North and South. One in particular, recently featured in the TV program "America's Most Wanted", was the arrest of an individual with several aliases wanted for murder in the state of New York, who was arrested while loitering and being questioned by the officer detail at Hayes Valley South.

Additionally, the Authority is exploring the creation of a new SFPD public housing policing program to address the crime-fighting attention our developments need. This new program would replace the Police Housing Task Force Program with the San Francisco Police Department, whose contract expired in 1995.

C. DEFENSIBLE SUPPLEMNETAL SECURITY ISSUES AT THE NEW BERNAL DWELLINGS AND YERBA BUENA PLAZA EAST DEVELOPMENTS

1. NEW SITE PLAN DESIGN

The new site design has specifically been configured around the principles of "defensible space". Differing from the existing setback high-rise design with entrances off of the central courtyard, all of the new buildings will be sited close to the public right-of-way. The buildings will also face the street and every unit's front door will be along the street. All living rooms will face the street, along with all kitchens opening out to secure, fenced, private rear yards or balconies. Access to the interior portions of each block will be limited to only the units' back doors and the locked emergency Fire Department access walks. There will be no public corridors, galleries, or stairs. The only common open space on the site will consist of a small plaza adjacent to the community center, and a tot lot for the on-site Head Start Program replacement .

The facades of the buildings have been designed in such a way as to limit the possibility of anyone being able to climb up to the second floor windows, through severe-sloping rooflets and vertical facade protrusions, which are at least 8 feet above the ground level. The street-facing sides of the rear yards will be protected by eight- foot concrete walls (see elevations) with 2 feet of iron pickets above for a total of ten feet of "wall" from the public right-of-way. Gates to the emergency access walks and the trash enclosures will be wrought iron and locked by self-locking mechanisms at all times.

2. NEW SITE LIGHTING

The new development will feature new pole lighting along the new streets and spaced every 120 feet. Each new unit entry will feature a porch light, along with a light near the unit's back door as well. Motion detecting lights will be installed along the building sides, and along the locked emergency Fire Department access walks in the interior portions of the blocks. Each should improve night visibility and minimalize dark spots where negative activity could occur.

3. NEW UNIT IMPROVEMENTS

In keeping with the building security, each unit will feature specific elements designed to strengthen individual home safety. The front and rear doors will be composed of solid core wood with "FRP"(Fire Resistant Protection) facing or hollow core steel. Additionally, iron security gates will be mounted before the front doorway. All of the first floor windows will have quick-release security grilles over them.

4. NEW ON-SITE PROPERTY MANAGEMENT

On-site Property Management will be responsible for maintaining all exterior security measures and addressing any security concerns. The Authority expects that, with the defensible design issues discussed above being implemented, the crime, vandalism and other public housing ills will become less evident in the new Bernal Dwellings and Yerba Buena Plaza East. In the meantime, the Authority does not anticipate having to post any security officers on-site; but should the need arise, the Authority will respond accordingly.

c:\hopevi\Supplemental Security.pln

(f)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

MEMO

TO: Kevin Marchman, Board Chairperson

FR: Jon Gresley, Chief Operating Officer

DT: May 16, 1996

RE: Determination and Order for Amendment No. 1 to the Contract with Ujamaa, No. 96011

Attached is a recommended Determination and Order authorizing the execution of Amendment No. 1 to the Contract with Ujamaa, No. 96011 to carry out Comprehensive Grant Program responsibilities for an amount not to exceed $260,903.

The recommended Determination and Order provides a three (3) month allocation for Ujamaa to cover their payroll and operating expense responsibilities. This will allow Ujamaa to continue to perform its required responsibilities from April 1, 1996 through June 30, 1996, while SFHA staff have further discussions with them relative to their current responsibilities and priorities. The scope of work and responsibilities to be accomplished during this time period includes: payroll for 12 staff members (non-technical salaries); consultants in reference to current projects, which involve hiring residents; and operating expenses necessary to conduct day-to-day activities, such as phone, supplies, maintenance, utilities, postage and insurance (see attached scope of work and budget).

A 1994 resolution (#4300) authorized a MOU acknowledging UJAMAA's role in carrying out the responsibilities that would allow the residents to engage in resident management, to explore home ownership, carry out housing improvements and to establish economic development, resident employment and training opportunities. Resolution #4528 was then approved on September 24, 1995 authorizing the Authority to enter into a contract for an amount not to exceed $300,000 with UJAMAA to carry out certain Comp Grant responsibilities. Having completely utilized all of the $300,000.00 Comp Grant funding, a Determination and Order was approved on May 6, 1996 which advanced $32,500.00 to Ujamaa for emergency sewer repairs at 43 Northridge.

I recommend approval of this Determination and Order.

Material prepared by Barbara Smith and Juan Monsanto - Housing Development

(f)

DETERMINATION AND ORDER NO. _________ PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ.

DATE ADOPTED _________

DETERMINATION AND ORDER AUTHORIZING THE CHIEF OPERATING OFFICER TO ENTER INTO AN AMENDMENT TO A MANAGEMENT CONTRACT WITH UJAMAA WESTBROOK/HUNTER'S POINT "A" EAST RESIDENT MANAGEMENT CORPORATION TO PROVIDE AN ADDITIONAL $260,903.00 OF COMPREHENSIVE GRANT PROGRAM FUNDS FOR CERTAIN COSTS RELATED TO MANAGEMENT FUNCTIONS AT THE WESTBROOK HUNTER'S POINT "A" DEVELOPMENT

WHEREAS, the Authority and UJAMAA Westbrook/Hunter's Point "A" East Resident Management Corporation ("UJAMAA") have previously entered into a one-year Management Contract dated as of October 4, 1995 (the "Management Contract"), which Management Contract provided for the payment of a maximum of $297,970.00 of Comprehensive Grant Program ("CGP") funds to UJAMAA for the performance of certain management functions at the Hunter's Point "A" East development; and

WHEREAS, UJAMAA has, in six months, invoiced the Authority for the total amount of the Management Contract and has been paid the full amount of funds approved under the Management Contract; and

WHEREAS, pursuant to Section 1.4 of the Management Contract, UJAMAA has provided the Authority with the attached estimate of funds required under the Management Contract, which estimate includes a total of $260,903.00 of expenses for the three month period from April 1, 1996, through June 30, 1996, including payroll expenses, direct operating expenses and expenses for management consultants which are currently employing public housing residents; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq., temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT:

1. The Chief Operating Officer is authorized to enter into an Amendment to the existing Management Contract between the Authority and UJAMAA to provide an maximum additional amount of $260,903.00 of CGP funds to UJAMAA under such contract. Such funds shall be disbursed according to the provisions of the Management Contract and shall be used for the payment of expenses identified in the attached estimate of funds for the period from April 1, 1996, through June 30, 1996.

2. This Determination and Order shall in no way obligate the Authority to provide any funding to UJAMAA in excess of the amount authorized herein or in the Management Contract, regardless of the type of services performed by or on behalf of UJAMAA.

3. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY

_________________________ Date: 5/17/96

Deputy City Attorney

DRAFT

AMENDMENT # 1 TO MANAGEMENT CONTRACT #96011 BETWEEN UJAMAA AND SFHA

The Management Contract #96011, hereafter referred to as **Contract,** between Ujamaa Westbrook/Hunter's Point "A" East Resident Management Corporation (**Ujamaa**) and the San Francisco Housing Authority (**Authority**), was dated October 4, 1995 and the term of the contract (**Term**) will be from one (1) year, from October 4, 1995 through October 3, 1996, shall include the following changes, modifications, additions and clarifications as part of the **Contract**. All other parts of the **Contract** shall remain unchanged.

Article 1. FUNDING SERVICES; Add the following:

1.6 New Funding Amount. In consideration for Ujamaa's performance of its obligations under this Contract during the last six (6) months, the SFHA, with authorization of HUD, pursuant to Resolution #4575 (approved on January 25, 1996), the Authority will make available to Ujamaa a sum not-to-exceed Two Hundred and Sixty Throusand Nine Hundred and three ($260,903) (**New Funding Amount**). The Ujamaa agrees that funds disbursed under this Contract shall be used solely in accordance with the terms of this Contract.

1.7 New Services. Ujamaa will use the New Funding Amount to perform certain management functions in the Westbrook/ Hunter's Point "A" East and Hunter's Point "A" West public housing developments (New Services) as described in Exhibit C.

1.8 New Reduction of Funding Amount. Ujamaa acknowledges and agrees that the New Funding Amount is contingent on Ujamaa's performance of the New Services, as described in Exhibit C. In no event shall the Authority be obligated to disburse the entire New Funding Amount, unless Ujamaa has performed all Services as described in this Contract, and submitted requests for reimbursement for such activities as required by this Contract.

1.9 New Notice from Ujamaa. Ujamaa shall notify the Authority whenever it as reason to believe that the costs that Ujamaa expects to incur under this (new) Contract in the next 60 days, when added to all costs previously incurred, will exceed 75% of the New Funding Amount, or whenever the total cost for performance of the New Services will be either greater or substantially less than the New Funding Amount. As part of the notification, Ujamaa shall provide the Authority with a revised estimate of the total cost of performing this Contract. The Authority is not obligated to reimburse Ujamaa for costs in excess of the New Funding Amount, unless the New Funding Amount and/or the scope of the New Services have been amended pursuant to a written amendment to this Contract executed by the Authority and Ujamaa.

2.0 Unexpected Funds. Upon expiration of the New Term of this Contract, or earlier termination, Ujamaa shall have no interest in any portion of the New Funding which is not required to reimburse Ujamaa for eligible costs incurred during such period.

3. BUDGET AND PAYMENT

3.5 New Budget. A New Budget for expenditures related to the New Services during the Term (New Budget) is attached as Exhibit C. In the event the Term of this Contract is extended by mutual agreement of the parties, Ujamaa shall provide an annual New Budget on each anniversary of the Term to cover each succeeding 12-month period.

** END OF AMENDMENT **

Ujamaa Westbrook/ Hunter's Point "A" East
Resident Management Corporation, a
California nonprofit public benefit corporation

One Harbor Road
San Francisco, CA 94124

By:________________________

Title:________________________

Date:________________________

By:________________________

Title:________________________

Date:________________________

San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

By:________________________

Title:________________________

Date:________________________

APPROVED AS TO FORM

By:________________________

Title:________________________

Date:________________________

DRAFT

UJAMAA RESIDENT MGMT CORP.
May 10, 1996
ESTIMATED OPERATING COSTS THRU JULY 1996

EXPENSE	DESCRIPTION	ACCT	DETAIL OF SERVICE PROVIDED	AMT
Staff Payroll Expense	Period 4/10/96 thru 4/26/96	4110	Amt needed to repay loans for 4/26/96 Payroll	
	Staff salaries (12 people)	4110	Loan to cover 4/26/96 payroll	5500
	Payroll Tax expense	4110	4/26/96 payroll	2646
	10% Penalty estimate	4110	IRS penalty for late deposit of payroll taxes/10% per each late day	265
			Subtotal	8411
Staff Payroll Expense	Period 5/10/96 thru 8/2/96	4110	Non-technical salaries including payroll taxes	
	Staff salaries (12 people)	4110	(based on 7 payperiods @ $10,312 per period for 12 people)	53662
	Payroll Tax expense	4110	(based on 7 payperiods @ $10,312 per period for 12 people)	18522
			Subtotal	72184
			Salaries and payroll taxes	80595
Consultants Contract Expense	Period 5/10/96 thru 8/2/96			
JRJJ AIA	Architectural contracts	1430.1	Masterplan/90 Kiska Developmnt/1 Harbor/40 Harbor/54 Harbor/Training	14060
Merrill & Befu	Architectural contracts	1430.1	Masterplan/Village 1 Construction Documents/Westbrook Farm	122897
Coleman/Cowan consulting	Administrative contracts	4230	Interim Director/Legal Consul(@ $9,000/mth)	27000
Edward Castillo, CPA	Accounting contracts	4230	Accounting and auditing services(estimated low @ $1,500/mth)	4500
			Subtotal	168457
Operating Expenses:	Period 5/10/96 thru 8/2/96			
Pacific Bell	Telephone	4590	Telephone expense for 1 Harbor Rd.@ 300/mth	900
Office Depot	Office supplies & sundries	4190	General supplies	900
Rite & Brite	Maintenance	4430	Janitorial cleaning contract @ $920.00/mth	2760
PG&E	Utilities	4320/4330	Electricity/Gas	450
Postmaster	Postage	4590	Postage expense	300
Golden Eagle Insurance Co.	Workers Comp Insurance	4510	Employees workers comp insur expense(estimated @ $200/mth)	600
P & M Insurance co.	Liability Insurance	4510	General Liability Insurance(annual premium)	5941
			Subtotal	11851
			GRAND TOTAL	260903

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May 28, 1996

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PUBLIC NOTICE

The Regular Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Monday, June 3, 1996, at 440 Turk Street, San Francisco, California, has been cancelled.

You will receive an agenda for the next meeting - a special meeting scheduled for Monday, June 10, 1996 at 4:00 p.m.

Cancelled

Ray Lavelle

Ray Lavelle.
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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June 5, 1996

PUBLIC NOTICE

A Special Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. will be held at 4:00 p.m. on Thursday, June 13, 1996, at 440 Turk Street, San Francisco, California.

The Special Meeting tentatively scheduled for Monday, June 10, 1996 will not be held.

You will receive an agenda for the June 13, 1996 meeting.

Ray Lavelle
Ray Lavelle.
Commission Secretary

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June 10, 1996

Cancelled

PUBLIC NOTICE

The Special Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Thursday, June 13, 1996, has been cancelled.

A Special Meeting has been scheduled for Monday, June 24, 1996 at 4:00 p.m. at 440 Turk Street, San Francsico.

Cancelled

You will receive an agenda for the June 24, 1996 meeting.

Ray Lavelle

Ray Lavelle.
Commission Secretary

Cancelled

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON MONDAY, JUNE 24, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

MEETING NOTICE AND AGENDA

Meeting Held:
Monday, June 24, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **ACTING EXECUTIVE DIRECTOR'S REPORT:**

   Initial Presentation of Work-To-Date on 1996/1997 Operating Budget (No Action Required)

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Authorizing the Acting Executive Director to Enter into a Lease for a Period of Two (2) Years, with an Additional Two (2) Year Extension Option, at a Rental of $1.00 per Year, with Mission Neighborhood Centers, Inc. Head Start Program for Operation of a Childcare Center at 956 Ellsworth Street

   B. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract for Architectural Services with the Firm of Fisher-Friedman Associates, Architects, in Association with Miller Simmons Design Group, Architects, for the North Beach (Cal 1-11) HOPE VI Planning Study in the Not-to-exceed Amount of $225,000, plus Reimbursables

   C. Determination and Order Authorizing the Acting Executive Director to Enter into an Amendment to a Personal Services Contract Between the Housing Authority and Klecka, Wilkins & Klecka to Extend the Term of the Original Contract for the Period from July 8, 1996 Through July 19, 1996 and Provide an Additional Amount of $5956.00 Which Will Result in a Total Contract Amount of $30,832.00 for the Performance of Tenant Accounts Receivable Reconciliation and Other Accounting Services

   D. Determination and Order Authorizing the Acting Executive Director to Proceed with Phase 2 of Contract A5013 with YEI Engineers, Inc., to Prepare Design and Construction Documents and Provide Contract Administration for the Heating, Ventilation and Air Conditioning (HVAC) Improvements at 440 Turk Street in the Amount of $68,097.27

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E. Determination and Order Authorizing the Acting Executive Director to Enter into Predevelopment Loan Agreements with Hayes Valley Apartments Limited Partnership ("Developer") to Loan to Developer a Maximum of $1,255,000 of HOPE VI Funds to Finance Certain Predevelopment Expenses Incurred by Third Parties on Behalf of Developer in Connection with the Reconstruction of the Hayes Valley North and South Developments

F. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract with CGMS Incorporated to Provide Financial Consultant Services to the Authority with Respect to the Reconstruction and Operation of the Hayes Valley North & South Developments, in an Amount Not-To-Exceed $ 30,000.00

G. Determination and Order Authorizing the Acting Executive Director to Enter into Amendments to Community Development Block Grant ("CDBG") Agreements Between the Authority and the City and County of San Francisco with Respect to the Reallocation of (1) $6,569 of CDBG Funds from the 1991 Fiscal Year; (2) $549,103 of CDBG Funds from the 1992 Fiscal Year, and (3) $9,328 of CDBG Funds from the 1993 Fiscal Year; Each to Fund a Summer Jobs Program for Authority Youth Residents

H. Determination and Order Authorizing the Acting Executive Director to Execute a Contract with San Francisco League Of Urban Gardeners (SLUG) to Provide HOPE VI Community and Supportive Services, in the Environment Focus Area, at the Plaza East Public Housing Development for an Amount Within Budgetary Constraints but in no case to Exceed $127,398.00 over a Period of up to Three Years

I. Determination and Order Authorizing the Acting Executive Director to Negotiate and Execute a Contract with San Francisco League Of Urban Gardeners (SLUG) to Provide HOPE VI Community and Supportive Services, in the Public Safety Focus Area, at the Plaza East Public Housing Development for an Amount Within the Budgetary Constraints but in no case to Exceed $127,410.00 over a Period of up to Three Years

J. Determination and Order Authorizing the Acting Executive Director to Negotiate and Execute a Contract with Morrisania West to Provide HOPE VI Community and Supportive Services at the Plaza East Public Housing Development in an Amount Within the Budgetary Constraints, but in no case to Exceed $509,544 over a Period up to Three Years

K. Determination and Order Authorizing the Acting Executive Director to Negotiate and Execute a Contract with Renaissance Parents Of Success to Provide HOPE VI Community and Supportive Services at the Plaza East Public Housing Development for an Amount Within Budgetary Constraints but in no case to Exceed $509,546.00 over a Period of up to Three Years

L. Determination and Order Authorizing Acting Executive Director to Enter into a Second Amendment to a Management Contract with Ujamaa Westbrook/Hunter's Point "A" East Resident Management Corporation to Provide an Additional $158,113.00 of Comprehensive Grant Program Funds for Certain Costs Related to Management Functions at the Westbrook Hunter's Point "A" Development

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

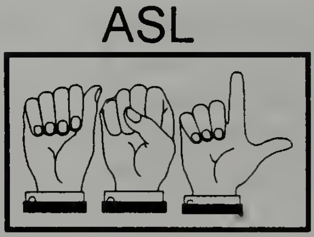
2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.



Rev. 11/17/95
Issued by Commission Secretary

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June 26, 1996

Cancelled

PUBLIC NOTICE

The Regular Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Monday, July 1, 1996, has been cancelled.

The next meeting has not been scheduled. You will receive notification at such time as it is scheduled.

Cancelled

Ray Lavelle

Ray Lavelle.
Commission Secretary

Cancelled

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON MONDAY, JULY 22, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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MEETING NOTICE AND AGENDA

Meeting Held:
Monday, July 22, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **ACTING EXECUTIVE DIRECTOR'S REPORT:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Approving the Low Income Operating Budget for the Period October 1, 1996 to September 30, 1997 Covering Low Income Developments under Contract SF-255, and Authorizing the Acting Executive Director to Implement Staffing and Organizational Structure Changes Consistent with this Budget, in Advance of October 1, 1996

   B. Determination and Order Authorizing the Department of Public Works of the City and County of San Francisco to Remove and Replace the Sidewalks at the Alice Griffith Housing Development in an Amount Not to Exceed $49,800.00

   C. Determination and Order to Establish a Goal of Hiring Residents to Constitute a Minimum of Twenty Percent of the Total Workforce for the Replacement of Tenant Installed Window Grilles at Sleeping Areas and Associated Work at Various Sites

   D. Determination and Order Authorizing the Acting Executive Director to Execute a Contract with Allana Lippert, Incorporated to Provide Architectural Services for Destructive Testing, Design, Physical Assessment, Leak Testing and Leak Survey Questionnaire, Design Development and Construction Documents for Roofing Replacement and Exterior Waterproofing at Cal 1-36, 227 Bay Street in the Amount of $53,118.00

   E. Determination and Order Authorizing the 1996 Comprehensive Grant Program Comprehensive Plan Amendments and Annual Statement and Certifying That the Authority Will Comply with All Applicable Comprehensive Grant Program Requirements

F. Determination and Order Authorizing the Acting Executive Director to Contract with San Francisco Newspapers to Place Advertisements to Establish Waiting Lists for Two Projects under the Section 8 Moderate Rehabilitation Program in an Amount Not to Exceed $30,000.00

G. Determination and Order Ratifying and Authorizing the Extension of Security Guard Services at the Yerba Buena Plaza East Housing Development, a HOPE VI Site, by Western Security Bureau in an Amount Not to Exceed $24,441.32 Through the Period Ending September 30, 1996

H. Determination and Order Authorizing the Establishment of a Purchase Requisition for Existing and Future Litigation Services and Counsel Provided by the San Francisco City Attorney's Office in the Amount of $300,000.00

I. Determination and Order Authorizing the Establishment of a Purchase Requisition for Existing and Future Litigation Services Provided by the Firm of McCutchen, Doyle, Brown & Enersen, During the Fiscal Years During Fiscal Years 1995-96 and 1996-97 in the Amount of $300,000.00

J. Determination and Order Authorizing a Two-month Buyout for Voluntary Resignation or Retirement of Unrepresented Administrative Employees Fifty (50) Years Old and over with at Least Five (5) Years of Service

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

1938

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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July 30, 1996

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Cancelled

PUBLIC NOTICE

The Regular Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Monday, August 5, 1996, has been cancelled.

Cancelled

A Special Meeting is tentatively scheduled for Monday, August 12, 1996 at 4:00 p.m. You will receive official notification of this meeting via the agenda.

Ray Lavelle

Ray Lavelle.
Commission Secretary

Cancelled

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON MONDAY, AUGUST 12, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

MEETING NOTICE AND AGENDA

Meeting Held:	440 Turk Street
Monday, August 12, 1996	San Francisco, CA 94124

1. **CALL TO ORDER:**

2. **APPROVAL OF MINUTES OF MAY 6, 1996 AND MAY 20, 1996 MEETINGS:**

3. **REPORT OF ACTING DIRECTOR OF FINANCE:**

4. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

5. **CONSIDERATION OF ACTION ITEMS:**

A. Determination and Order Authorizing a Third Amendment to the SFHA Management Contract with Ujamaa Westbrook/Hunter's Point "A" East Resident Management Corporation, to Provide an Additional $275,038.00 of Comprehensive Grant Program Funds for Certain Costs Related to Management Functions at the Westbrook Hunter's Point "A" Development, and Extending the Term of Said Contract Through October 31, 1996

B. Determination and Order Approving the Low Income Operating Budget Revision No. 1 for the Period October 1, 1995 to September 30, 1996 Covering Low Income Developments under Contract SF-255, Which Revision Provides for an Additional $100,000.00 in Operating Receipts, an Additional $1,690,220.00 in Expenses, and an Additional $1,465,659.00 in Anticipated Hud Operating Subsidies

C. Determination and Order Authorizing a Contract with the Accounting Firm of KPMG Peat Marwick, Certified Public Accountants, for the Purpose of Conducting a Financial Audit for the Fiscal Year Ending September 30, 1995, in an Amount Not-to-exceed $147,975.00, and a Financial Audit for the Fiscal Year Ending September 30, 1996 in an Amount Not-to-exceed $129,000.00, for a Two-year Contract Total Not-to-exceed $276,975.00

D. Determination and Order Ratifying the Decision by the Acting Executive Director to Contract with Seifel & Associates, in an Amount Not-to-exceed $110,000.00, to Prepare Applications for Two HOPE VI Grants

E. Determination and Order Ratifying the Confirmatory Letter to the Memorandum of Understanding Between the San Francisco Housing Authority ("SFHA") and the San Francisco Building and Construction Trades Council for a Partnership in Apprenticeship Training for Residents

F. Determination and Order Authorizing the San Francisco Housing Authority ("SFHA") to Form a Nonprofit Corporation to Participate in the Development of the Hayes Valley Project and Approving Certain Actions in Connection Therewith

6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

7. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

(a)

SAN FRANCISCO HOUSING AUTHORITY

MEMORANDUM

To: Kevin E. Marchman
HUD Designee

From: Barbara T. Smith, Director
Housing Development

Date: August 5, 1996

Subject: Determination and Order Authorizing a Third Amendment to the SFHA Management Contract with Ujamaa Westbrook/Hunter's Point "A" East Resident Management Corporation, to Provide an Additional $275,038.00 of Comprehensive Grant Program Funds for Certain Costs Related to Management Functions at the Westbrook Hunter's Point "A" Development, and Extending the Term of Said Contract Through October 31, 1996

The attached Determination and Order authorizes the Acting Director of Finance to execute Amendment No. 3 to the Management Contract between Ujamaa and the San Francisco Housing Authority, Contract No.96011, in order to carry its Comp Grant Program responsibilities. The original contract was for $297,970.00. Ujamaa was granted a first amendment in the amount of $260,903.00, to cover expenses from April 1, 1996 to June 30, 1996. The second amendment, for the two-month period from July 1, 1996 through August 31, 1996, was in the not-to-exceed amount of $158,113.00. This third amendment is for $275,038.00. To-date, the actual expenditures in Contract No.96011 are $716,986.00. This amendment would bring the total amount to $992,024.

Amendment No. 3 would allow Ujamaa to continue performing their contract responsibilities for two more months. Their contract responsibilities include payment for their consultants, administrative payroll, operating costs, and will include some extra expenses related to lead based paid (LBP) and asbestos in-place management training for Westbrook/ Hunter's Pont residents in preparation to conducting their own in-place management. The approval of these funds would allow Ujamaa to cover the payroll of up to fifteen (15) Westbrook/Hunter's Point "A" East (and West) residents who are employees of either the consultants or are part of Ujamaa's staff.

These funds will be disbursed in accordance with the provisions of Contract No. 96011, and will cover the periods of September 1, 1996 to October, 31, 1996. In order to fund Ujamaa through October 31,1996, the original contract term must be extended from October 4, 1996 to October 31, 1996.

I urge your approval of this Determination and Order.

(a)

DETERMINATION AND ORDER NO. _________ OF RESOLUTION NO. 4604
AND/OR 42 USC 1437 ET SEQ.
DATE ADOPTED _________

DETERMINATION AND ORDER AUTHORIZING A THIRD AMENDMENT TO THE SFHA MANAGEMENT CONTRACT WITH UJAMAA WESTBROOK/HUNTER'S POINT "A" EAST RESIDENT MANAGEMENT CORPORATION, TO PROVIDE AN ADDITIONAL $275,038.00 OF COMPREHENSIVE GRANT PROGRAM FUNDS FOR CERTAIN COSTS RELATED TO MANAGEMENT FUNCTIONS AT THE WESTBROOK HUNTER'S POINT "A" DEVELOPMENT, AND EXTENDING THE TERM OF SAID CONTRACT THROUGH OCTOBER 31, 1996

WHEREAS, the Authority and UJAMAA Westbrook/Hunter's Point "A" East Resident Management Corporation ("UJAMAA") have previously entered into a one-year Management Contract dated as of October 4, 1995 (the "Management Contract"), which Management Contract provided for the payment of a maximum of $297,970.00 of Comprehensive Grant Program ("CGP") funds to UJAMAA for the performance of certain management functions at the Hunter's Point "A" East development; and,

WHEREAS, the Authority and UJAMAA have subsequently entered into a First Amendment to Management Contract dated as of May 20, 1996, which provided for the payment of an additional maximum of $260,903 of CGP funds to pay certain expenses incurred from April 1, 1996, through June 30, 1996; and,

WHEREAS, the Authority and UJAMAA have subsequently entered into a Second Amendment to Management Contract dated as of June 24, 1996, which provided for the payment of an additional maximum of $158,113.00 of CGP funds to pay certain expenses incurred from July 1, 1996, through August 31, 1996; and,

WHEREAS, the Authority wishes to extend the term of the original contract through October 31, 1996; and,

WHEREAS, pursuant to Section 1.4 of the Management Contract, UJAMAA has provided the Authority with the attached estimate of funds, Exhibit "A", as required under the Management Contract, which estimate includes a total of $275,038.00 of expenses for the two-month period from September 1, 1996, through October 31, 1996, including payroll expenses, direct operating expenses and expenses for management consultants which are currently employing public housing residents; and,

WHEREAS, these expenses include money for lead based paint (LBP) and asbestos in-place management for Westbrook/Hunter's Point "A" East residents in preparation to conducting their own LBP in-place management, as detailed in Exhibit "B" attached; and, WHEREAS, these payroll expenses cover public housing residents' payroll, where approximately 15 residents are employed with consultants or are part of the administrative staff of UJAMAA; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq., temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT:

1. The Acting Director of Finance is authorized to enter into a Third Amendment to the existing Management Contract between the Authority and UJAMAA to provide an maximum additional amount of $275,038.00 of CGP funds to UJAMAA under such contract. Such funds shall be disbursed according to the provisions of the Management Contract and shall be used for the payment of expenses identified in the attached estimate of funds, Exhibit "A", for the period from September 1, 1996, through October 31, 1996. Additionally, the Acting Director of Finance is authorized to extend the term of the original contract through October 31, 1996.

2. This Determination and Order shall in no way obligate the Authority to provide any funding to UJAMAA in excess of the amount authorized herein or in the Management Contract, regardless of the type of services performed by or on behalf of UJAMAA.

3. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Date: 8-9-96

Marie Corlett Blits
Deputy City Attorney

Attachment "A"

UJAMAA RESIDENT MGMT CORP.
August 2, 1996
ESTIMATED OPERATING COSTS THRU OCTOBER 1996

EXPENSE	DESCRIPTION	ACCT	DETAIL OF SERVICE PROVIDED	AMT
Staff Payroll Expense	Period 8/13/96 thru 10/25/96	4110	Non-technical salaries including payroll taxes	
	Staff salaries (15 people)	4110	(based on 4 payperiods @ $16,312 per period for 14 people-includes new Exec. Asst.)	56,877
	Payroll Tax expense	4110	(based on 4 payperiods @ $16,312 per period for 14 people-includes new Exec. Asst.)	8,371
Health Benefits	Medical, Dental Plans	4510	monthly premium for employee health benefit plans($2,700 per month)	5,400
	Total		Salaries, payroll taxes and employee benefits	70,648
Consultants Contract Expense	Period 9/1/96 thru 10/31/96			
JR/J AIA	Architectural contracts	1430.1	Masterplan/Phase I/CADD Training Program(6 Students)	37,000
Merrill & Befu	Architectural contracts	1430.1	Masterplan/Village 1/Westbrook Farm	30,000
Coleman/Cowan consulting	Administrative contracts	4230	Interim Director/Legal Consul(@ $9,000/mth)	18,000
Edward Castillo, CPA	Accounting contracts	4230	Accounting and auditing services(estimated low @ $1,500/mth)	3,000
Technical Writer	Fundraising contract	4230	Fundraising/Proposal & grant writing services @ 3,500/mth	7,000
Clifton Matthews/Security	Security Consultant	4230	Develop and implement security services @ 6,000/mth	12,000
SF City College-Contract Educ.	Hazardous Material Training	4230	Train residents for Lead and Asbestos Removal and certification(34 Students)	73,000
			Subtotal	180,000
Operating Expenses:	Period 9/1/96 thru 10/31/96			
Pacific Bell	Telephone	4590	Telephone expense for 1 Harbor Rd./@500/mth	1,000
Office Depot	Office supplies & sundries	4190	General supplies	1,500
Rite & Brite	Maintenance	4430	Janitorial cleaning contract @ $920.00/mth	1,840
PG&E	Utilities	4320/4330	Electricity/Gas	300
Postmaster	Postage	4590	Postage expense	350
Golden Eagle Insurance Co.	Workers Comp Insurance	4510	Employees workers comp insur expense(estimated @ $300/mth)	600
Training Seminars	Employee Training	4230	Microsoft Word/Excel training for 6 staff @ $300/ea.	1,800
Insurance for Hazardous Material Removal	Lead & Asbestos Insurance	4230	Insurance required to begin lead and asbestos abatement	10,000
Hunters Point "A" West Startup	Operating costs/Equip Purch	*	Computer & office equipment for Resident Management office	7,000
			Subtotal	24,390
			GRAND TOTAL	275,038

* From HP "A" West Comp Mod Budget

Exhibit "B"
Page 1 of 2

SCOPE OF WORK

UJAMMA has requested the District to provide up to 48 hours of instruction in Basic Skills, up to 32 hours of Lead Training, up to 32 hours of Asbestos Training, up to 24 hours for Hazwoper, up to 34 hours for project management, up to 10.5 hours for assessment/testing, up to 15 hours for an evaluation technician, up to 16 hours for tutorial, up to 16 hours for instructor/hands-on, up to $550 for equipment, up to $2,900 for textbooks, up to $350 for mileage, up to $200 for miscellaneous.

RECEIVED
JUL 1 8 1996
HOUSING DEVELOPMENT
HOPE VI

Exhibit "B"
Page 2 of 2

BUDGET

A. BUDGET

Instruction	$23,100.00
Project Management	3,400.00
Assessment/testing	1,260.00
Evaluation Technician	1,800.00
Tutorial	800.00
Equipment	550.00
Instructors/hands-on	800.00
Textbooks	2,900.00
Mileage	350.00
Miscellaneous	200.00
Total	$35,160.00

B. PAYMENT

$150.00 an hour for instruction in basic skills up to 48 hours.
$150.00 an hour for instruction in lead training up to 32 hours.
Up to $375 per student for the asbestos training.
$150.00 an hour for instruction in Hazwoper training up to 24 hours.
$100.00 an hour for project management up to 34 hours.
$120.00 an hour for assessment/testing up to 10.5 hours.
$120.00 an hour for evaluation technician up to 15 hours.
$ 50.00 an hour for tutorial up to 16 hours.
$ 50.00 an hour for instructors/hands on up to 16 hours.
Up to $ 550.00 for equipment.
Up to $2,900.00 for textbooks.
Up to $ 350.00 for mileage.
Up to $ 200.00 for miscellaneous.

The total cost to be paid by UJAMMA shall not exceed $35,160.00.

A 20% advance is required upon execution of the service contract. The remaining balance shall be payable at the end of the program training.

The District shall submit an invoice for services rendered to:

Ms. Theresa Coleman
UJAMMA
1 Harbor Road
San Francisco, CA 94124

RECEIVED
JUL 18 1996
HOUSING DEVELOPMENT
HOPE VI

(b)

SAN FRANCISCO HOUSING AUTHORITY

MEMORANDUM

To: Kevin E. Marchman
HUD Designee

From: Frederick Lamont, Acting Director
Finance

Date: August 5, 1996

Subject: Determination and Order Approving the Low Income Operating Budget Revision No. 1 for the Period October 1, 1995 to September 30, 1996 Covering Low Income Developments under Contract SF-255, Which Revision Provides for an Additional $100,000.00 in Operating Receipts, an Additional $1,690,220.00 in Expenses, and an Additional $1,465,659.00 in Anticipated Hud Operating Subsidies

---

The attached Determination and Order is submitted for your review and adoption. It approves the San Francisco Housing Authority's Low Income Operating Program Budget, Revision No. 1, for the period October 1, 1995 to September 30, 1996.

This revision is necessary to:

(1) more properly reflect the Authority's expenditures for the 1995-1996 fiscal year; and,

(2) request an additional $1,465,659.00 in operating subsidy (awaiting HUD approval) from the 1995 fiscal year-end Performance Funding System (PFS) adjustments.

Accordingly, I urge your approval.

(b)

DETERMINATION AND ORDER NO. _____ PURSUANT TO RESOLUTION NO. 4604
AND/OR 42 USC 1437 ET. SEQ.
DATE ADOPTED:__________

DETERMINATION AND ORDER APPROVING THE LOW INCOME OPERATING BUDGET REVISION NO. 1 FOR THE PERIOD OCTOBER 1, 1995 TO SEPTEMBER 30, 1996 COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255, WHICH REVISION PROVIDES FOR AN ADDITIONAL $100,000.00 IN OPERATING RECEIPTS, AN ADDITIONAL $1,690,220.00 IN EXPENSES, AND AN ADDITIONAL $1,465,659.00 IN ANTICIPATED HUD OPERATING SUBSIDIES

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Low Income Housing Program Operating Budget Revision No. 1 for the period of October 1, 1995 through September 30, 1996; and,

WHEREAS, the aforementioned budget has been reviewed and it is determined that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and,

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115, and 905.315; and,

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d); and,

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirement for access to records and audits under 24 CFR 968.110(I) or 24 CFR 905.120(g); and,

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100 percent allocation of his/her time; and, WHEREAS, the Authority has conducted a review of its working capital needs and believes that the PHA will have sufficient operating reserves to meet the working capital needs of its developments; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq., temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT:

1. That the budget, HUD Form 52564, marked Exhibit "A", attached hereto is hereby approved for submission to the HUD Regional Office.
2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

8-9-96

Marie Corlett Blits
Deputy City Attorney

Date

Material prepared by Frederick Lamont and Herb Lum - Finance Department

OPERATING BUDGET

U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing

EXHIBIT "A"

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 hours of response, including the time for reviewing instructions, search existing date sources, gathering and maintaining the deta needed, an completing and reviewing the collection of information. Send comments regarding this burden estimate or eny other aspect of this collection of Information, including sugestions for reducing this burden, to the Reports Menagement Officer, Office of Information Policies and Systems, U. S. Department 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission: ☐ ORIGINAL ☑ REVISION NO. 1

b. Fiscal Year Ending 30-Sep-96

C. No of Months (check one) ☑ 12 mo. ☐ Other (specify)

TYPE OF HUD-ASSISTED PROJECT(S):

- 01 ☑ LHA - Owned Rental Housing
- 02 ☐ LHA - Leased Housing-Section 23 or 10(c)
- 03 ☐ LHA - Owned - Homeownership
- 04 ☐ LHA - Leased - Homeownership
- 05 ☐ LHA - Conveyed Project - Administration Contract

e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SAN FRANCISCO HOUSING AUTHORITY

f. Address (City, State, zip code) 440 TURK STREET, SAN FRANCISCO, CA 94102

g. ACC Number SF-255

h. PAS/LOCCS Project No. CA00100196S

j. HUD Field Office SAN FRANCISCO

j. No. of Dwelling Units 6,632

k. No. of Units Months Available 79,589

m. No of Projects 43

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal 1994 PUM (2)	☐ Estimates ☑ or Actuals Current Budget 1996 PUM (3)	Requested Budget Estimate: PHA/IHA Estimates PUM (4)	PHA/IHA Estimates AMOUNT (To Nearest $10) (5)	HUD Modifications PUM (6)	HUD Modifications AMOUNT (To Nearest $10) (7)
Homebuyers Monthly Payments For:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (Sum of Lines 001, 002, & 003)						
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)						
OPERATING RECEIPTS:								
070	3110	Dwelling Rentals	187.47	186.41	191.62	15,250,840		
080	3120	Excess Utilities						
090	3190	Nondwelling Rentals	0.24	0.20	0.21	16,380		
100	Total	Rental Income	187.71	186.61	191.83	15,267,220		
110	3610	Interest on General Fund Investments	0.05	0.13	0.70	55,710		
120	3690	Other Operating Receipts	5.15	16.73	1.69	134,200		
130	Total	OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	192.91	203.47	194.21	15,457,130		
OPERATING EXPENDITURES - ADMINISTRATION								
140	4110	Salaries	72.53	62.18	65.84	5,239,950		
150	4130	Legal expense	5.75	7.71	14.75	1,174,260		
160	4140	Staff Training	0.91	0.17	0.51	40,810		
170	4150	Travel	0.44	0.53	0.59	47,170		
180	4170	Acccounting Fees	0.00	0.00	0.00	0		
190	4171	Auditing Fees	1.19	0.82	0.66	52,500		
200	4190	Other Administrative Expenses	10.97	11.56	11.28	897,590		
210	Total	Administration Expenses	91.79	82.97	93.63	7,452,280		
TENANT SERVICES:								
220	4210	Salaries	1.35	1.62	3.79	301,430		
230	4220	Recreation, Publications and Other Services	0.18	0.04	0.15	12,000		
240	4230	Contract Costs - Training and Other	1.27	1.21	1.78	141,730		
250	Total	Tenant Services Expenses	2.80	2.87	5.72	455,160		
UTILITIES:								
260	4310	Water	13.13	14.68	14.45	1,150,010		
270	4320	Electricity	39.49	41.38	37.62	2,993,890		
280	4330	Gas	28.38	31.97	30.74	2,446,420		
290	4340	Fuel	0.99	1.22	0.93	74,070		
300	4350	Labor	0.00	0.00	0.00	0		
310	4390	Utilities	37.85	40.97	39.07	3,109,290		
320	Total	Utilities Expenses	119.84	130.22	122.80	9,773,680		

form HUD-52564

Name of PHA/IHA SAN FRANCISCO HOUSING AUTHORITY	Fiscal Year Ending 30-Sep-96

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal 1994 PUM (2)	☐ Estimates ☑ or Actuals Current Budget 1995 PUM (3)	Requested Budget Estimate: PHA/IHA Estimates PUM (4)	Requested Budget Estimate: PHA/IHA Estimates AMOUNT (To Nearest $10) (5)	Requested Budget Estimate: HUD Modifications PUM (6)	Requested Budget Estimate: HUD Modifications AMOUNT (To Nearest $10) (7)
ORDINARY MAINTENANCE AND OPERATION:								
330	4410	Labor	108.46	104.11	106.52	8,477,700		
340	4420	Materials	23.51	23.14	21.49	1,710,450		
350	4430	Contract Costs	31.15	32.74	32.76	2,607,060		
360	Total	Ordinary Maintenance and Operation Expenses	163.12	159.99	160.77	12,795,210		
PROTECTIVE SERVICES:								
370	4460	Labor	7.60	8.27	0.00	385,250		
380	4470	Materials	0.04	0.02	0.07	5,500		
390	4480	Contract Costs	0.03	0.56	10.29	818,920		
400	Total	Total Protective Services Expenses	7.67	8.85	15.20	1,209,670		
GENERAL EXPENSES:								
410	4510	Insurance	14.61	17.31	18.85	1,500,000		
420	4520	Payments in Lieu of Taxes	0.00	0.00	6.91	549,710		
430	4530	Terminal Leave Payments	1.19	0.08	0.00	0		
440	4540	Employee Benefit Contributions	71.43	65.03	66.16	5,265,800		
450	4550	Collection Losses	3.62	5.41	8.17	650,000		
460	4560	Other General Expenses	0.93	0.89	1.04	83,000		
470	Total	General Expenses	91.78	88.72	101.13	8,048,510		
480	Total	ROUTINE EXPENSES	477.00	473.62	499.25	39,734,510		
RENTS TO OWNERS OF LEASED DWELLINGS								
490	4710	Rent to Owners of Leased Dwellings	0.00	0.00	0.00	0		
500	Total	OPERATING EXPENSES (sum of lines 480 & 490)	477.00	473.62	499.25	39,734,510		
NONROUTINE EXPENDITURES:								
510	4610	Extraordinary Maintenance	0.56	0.01	0.26	21,000		
510	4620	Other Non-Routine	4.31	4.68	7.95	632,500		
520	7520	Replacement of Equipment	8.73	0.62	0.00	360,000		
530	7540	Betterments and Additions	7.97	5.86	0.83	66,050		
540	Total	TOTAL NONROUTINE EXPENDITURES	21.57	11.17	13.56	1,079,550		
500	Total	OPERATING EXPENSES (sum of lines 500 & 540)	498.57	484.79	512.81	40,814,060		
PRIOR YEAR ADJUSTMENTS:								
560	6010	Prior Year Adjustments	-18.33	6.86	0.00	52,000		
OTHER EXPENDITURES:								
570		Deficiency in Residual Receipts at End of Fiscal Yr.		0	0.00	0		
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus line 570)	480.24	491.65	513.46	40,866,060		
590		RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	-287.33	-288.18	-319.25	-25,408,930		
HUD CONTRIBUTIONS:								
600	8010	Basic Annual Contribution Earned - Leased Project Curr. Yr.						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contribution Earned - Operating Subsidy - Cur Yr.	288.22	289.63	308.13	24,523,759		
640		Mandatory PFS Adjustments (net):	0.00	0.00	0.00	1,147,047		
650		Other (specifiy): FICA			9.55	759,748		
660		Other (specify): PFS 11% Holdback			-12.71	-1,011,340		
670		Total Year-end Adjustments/Other (640 thru 660)	0.00	0.00	11.25	895,455		
680	8020	Total Operating Subsidy-current year (line 630 thru 670)			319.38	25,419,214		
690	Total	HUD Contribution (sum of lines 620 and 680)	288.22	289.63	319.38	25,419,214		
700		Residual Receipts (or Deficit) before Reserve Enter here and on line 810	0.89	1.45	0.13	10,284		

Name of PHA/IHA	Fiscal Year Ending
SAN FRANCISCO HOUSING AUTHORITY	30-Sep-96

		OPERATING RESERVES	PHA/IHA Estimates	HUD Modifications
		Part 1 - Maximum Operating Reserve - End of Current Budget Year		
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	$19,260,645	
		Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780		Operating Reserve at End of Previous Fiscal Year - Acutal for FYE (date): * *Note*	-$456,134	
790		Provision for Operating Reserve - Current Year (check one) ☑ Estimated for FYE ☐ Actual For FYE	See Next Line	
800		Provision for Operating Reserve - Current Year (check one) ☑ Estimated for FYE ☐ Actual For FYE	-$456,134	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700	$10,284	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	-$445,850	
830		Cash Reserve Requirement - -2% of line 480		

COMMENTS:

** Note : The Authority operating reserve balance as of September 30, 1995 has been restated for the purposes of the budget from $9,163,668 to a deficit balance of ($456,134).*

PHA / IHA Approval

Name:

Title: Acting Director of Finance

Signature: ______________________ Date: __________

Field Office Approval

Name: ______________________

Title: ______________________

Signature: ______________________ Date: __________

SAN FRANCISCO HOUSING AUTHORITY
FY 1995-1996 LOW INCOME PROGRAM REVISION NO. 1 ANALYSIS

DESCRIPTION (1)		FY 1996 APPROVED BUDGET (2)	1996 PUM	FY 1996 REVISED BUDGET (3)	1996 PUM	VARIANCE INCREASE/ (DECREASE) (4)
OPERATING RECEIPTS:						
010	Dwelling Rentals	$15,250,840	$191.62	$15,250,840	$191.62	$0
020	Excess Utilities	$0	$0.00	$0	$0.00	$0
030	NonDwelling Rentals	$16,380	$0.21	$16,380	$0.21	$0
040	Total Rental Income	$15,267,220	$191.83	$15,267,220	$191.83	$0
050	Interest Income	$55,710	$0.70	$55,710	$0.70	$0
060	Other Operating Receipts	$34,200	$0.43	$134,200	$1.69	$100,000
090	TOTAL OPERATING RECEIPTS	$15,357,130	$192.96	$15,457,130	$194.21	$100,000
OPERATING EXPENDITURES						
ADMINISTRATION:						
110	Salaries	$5,289,950	$66.47	$5,239,950	$65.84	-$50,000
120	Admin. Expenses Other than Salaries	$1,802,330	$22.65	$2,212,330	$27.80	$410,000
190	TOTAL ADMINISTRATION EXPENSES	$7,092,280	$89.11	$7,452,280	$93.63	$360,000
TENANT SERVICES:						
210	Salaries	$134,850	$1.69	$301,430	$3.79	$166,580
220	Recreation, Publication, & Others	$12,000	$0.15	$12,000	$0.15	$0
230	Contract Costs	$141,730	$1.78	$141,730	$1.78	$0
290	TOTAL TENANT SERVICES EXPENSES	$288,580	$3.63	$455,160	$5.72	$166,580
UTILITIES:						
310	Labor	$0	$0.00	$0	$0.00	$0
320	Utilities	$9,773,680	$122.80	$9,773,680	$122.80	$0
390	TOTAL UTILITIES	$9,773,680	$122.80	$9,773,680	$122.80	$0
ORDINARY MAINTENANCE & OPERATIONS						
410	Labor	$8,477,700	$106.52	$8,477,700	$106.52	$0
420	Materials	$1,760,450	$22.12	$1,710,450	$21.49	-$50,000
430	Contract Costs	$2,607,060	$32.76	$2,607,060	$32.76	$0
460	TOTAL ORDINARY MAINTENANCE	$12,845,210	$161.39	$12,795,210	$160.77	-$50,000
PROTECTIVE SERVICES						
460	Labor	$40,750	$0.51	$385,250	$4.84	$344,500
420	Materials	$5,000	$0.06	$5,500	$0.07	$500
480	Contract Costs	$832,280	$10.46	$818,920	$10.29	-$13,360
490	TOTAL PROTECTIVE SERVICES	$878,030	$11.03	$1,209,670	$15.20	$331,640

SAN FRANCISCO HOUSING AUTHORITY
FY 1995-1996 LOW INCOME PROGRAM REVISION NO. 1 ANALYSIS

	DESCRIPTION (1)	FY 1996 APPROVED BUDGET (2)	1996 PUM	FY 1996 REVISED BUDGET (3)	1996 PUM	VARIANCE INCREASE/ (DECREASE) (4)
GENERAL EXPENSES:						
510	Insurance	$1,600,000	$20.10	$1,500,000	$18.85	-$100,000
520	Payment in Lieu of Taxes	$549,710	$6.91	$549,710	$6.91	$0
530	Terminal Leave Payments	$0	$0.00	$0	$0.00	$0
540	Employee Benefit Contributions	$4,985,800	$62.64	$5,265,800	$66.16	$280,000
550	Collection Losses	$425,000	$5.34	$650,000	$8.17	$225,000
560	Other General Expenses	$83,000	$1.04	$83,000	$1.04	$0
590	TOTAL GENERAL EXPENSES	$7,643,510	$96.04	$8,048,510	$101.13	$405,000
600	TOTAL ROUTINE EXPENSES	$38,521,290	$484.00	$39,734,510	$499.25	$1,213,220
610	Rent to Owners of Leased Dwelling					
690	TOTAL EXPENSES	$38,521,290	$484.00	$39,734,510	$499.25	$1,213,220
NON-ROUTINE EXPENDITURES:						
710	Extraordinary Maintenance	$21,000	$0.26	$21,000	$0.26	$0
720	Replacement of Equipment	$360,000	$4.52	$360,000	$4.52	$0
730	Betterment & Additions	$66,050	$0.83	$66,050	$0.83	$0
740	Other Non-Routine Expenditures	$207,500	$2.61	$632,500	$7.95	$425,000
790	TOTAL NON-ROUTINE EXPENDITURES	$654,550	$8.22	$1,079,550	$13.56	$425,000
OTHER EXPENDITURES:						
810	Prior Years Adjustments	$0	$0.00	$52,000	$0.65	$52,000
820	Other Deductions	$0	$0.00	$0	$0.00	$0
830	TOTAL OTHER EXPENDITURES	$0	$0.00	$52,000	$0.65	-$52,000
830	TOTAL OPERATING EXPENDITURES	$39,175,840	$492.23	$40,866,060	$513.46	$1,690,220
820	RESIDUAL RECEIPTS BEFORE HUD CONTRIBUTION	-$23,818,710	-$299.27	-$25,408,930	-$319.25	-$1,590,220
OTHER HUD CONTRIBUTIONS						
930	Operating Subsidy	$24,191,872	$303.96	$24,523,759	$308.13	$331,887
940	FICA Contribution	$759,748	$9.55	$759,748	$9.65	$0
950	Subsidy Hold Back	-$998,065	-$12.54	-$1,011,340	-$12.71	-$13,275
950	FYE 1995 PFS Adjustment	$0	$0.00	$1,147,047	$14.41	$1,147,047
960	TOTAL HUD CONTRIBUTIONS	$23,953,555	$300.97	$25,419,214	$319.38	$1,465,659
970	**Residual Receipts (or Deficit)**	**$134,845**	**$1.69**	**$10,284**	**$0.13**	**-$124,561**

(c)

SAN FRANCISCO HOUSING AUTHORITY

MEMORANDUM

To: Kevin E. Marchman
HUD Designee

From: Frederick Lamont, Acting Director
Finance

Date: August 5, 1996

Subject: Determination and Order Authorizing a Contract with the Accounting Firm of KPMG Peat Marwick, Certified Public Accountants, for the Purpose of Conducting a Financial Audit for the Fiscal Year Ending September 30, 1995, in an Amount Not-to-exceed $147,975.00, and a Financial Audit for the Fiscal Year Ending September 30, 1996 in an Amount Not-to-exceed $129,000.00, for a Two-year Contract Total Not-to-exceed $276,975.00

The San Francisco Housing Authority is required by law to have a independent, financial audit conducted for each fiscal year. The last financial audit that occurred was completed for the fiscal year ending September 30, 1994.

The Authority conducted a Request For Proposal (RFP# 014-96) from qualified Certified Public Accounting Firms to audit the fiscal years ending September 30, 1995 and September 30, 1996. A bidders conference was held and a tour of the Finance Department given on July 9, 1996. Seven (7) proposals were received on or before the closing date of July 19, 1996.

Each proposal was reviewed and scored individually by a panel consisting of myself - Acting Director of Finance, Vir Chua - Accounting Manager and George Linn - Internal Auditor. Criteria for scoring included Understanding the Scope of Work involved in auditing a large, financially troubled Housing Authority, Background and Qualifications, Proposed Fees and Costs, as well as Affirmative Action. The respondents scores were totaled as follows:

KPMG Peat Marwick	270
Patel & Cruz	251
Morris, Davis & Chan	250
Vargas & Company	247
Williams, Adley & Co.	216
Calvin Y. Louis, CPA	180
AIC, CPA	97

The Certified Public Accounting firm of KPMG Peat Marwick was the highest scoring respondent.

Upon speaking with Barbara Burkhalter - Comptroller, of the Public and Indian Housing Division of the Washington, D.C. office of the Department of Housing and Urban Development, and a HUD Recovery Team member, she concurred with the findings of the panel. She stated that the combined two-year audit fee of $276,975.00 was a fair market price for an audit of this size and complexity.

It should be noted that audit fees are reimbursable, dollar for dollar, from HUD.

I recommend your approval of this Determination and Order.

(c)

DETERMINATION AND ORDER NO. _____ PURSUANT TO RESOLUTION NO. 4604
AND/OR 42 USC 1437 ET. SEQ.
DATE ADOPTED:__________

DETERMINATION AND ORDER AUTHORIZING A CONTRACT WITH THE ACCOUNTING FIRM OF KPMG PEAT MARWICK, CERTIFIED PUBLIC ACCOUNTANTS, FOR THE PURPOSE OF CONDUCTING A FINANCIAL AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 1995, IN AN AMOUNT NOT-TO-EXCEED $147,975.00, AND A FINANCIAL AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 1996 IN AN AMOUNT NOT-TO-EXCEED $129,000.00, FOR A TWO-YEAR CONTRACT TOTAL NOT-TO-EXCEED $276,975.00

WHEREAS, the services of an independent Certified Public Accounting ("CPA") firm is required to verify the status of, and obtaining an opinion on, the Authority's financial records; and,

WHEREAS, the Authority solicited proposals for audit services for the two fiscal years, ending September 30, 1995 and September 30, 1996 (RFP# 014-96); and,

WHEREAS, seven (7) proposals were received on or before the closing date of July 19, 1996; and,

WHEREAS, the proposals were reviewed and scored independently by the Acting Director of Finance, the Internal Auditor, and the Accounting Manager; and,

WHEREAS, when the scores of the reviewers was totaled, KPMG Peat Marwick ranked the highest of the respondents; and,

WHEREAS, funds paid by the Authority pursuant to the Contract will be reimbursed by HUD; and, WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq., temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT:

1. The Acting Director of Finance is authorized to enter into a contract with KPMG Peat Marwick, for the purpose of auditing the fiscal year ending September 30, 1995, in an amount not-to-exceed $147,975.00.

2. The Acting Director of Finance is authorized to enter into a contract with KPMG Peat Marwick, for the purpose of auditing the fiscal year ending September 30, 1996, in an amount not-to-exceed $129,000.00.

3. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

8-9-96
Date

(d)

SAN FRANCISCO HOUSING AUTHORITY

MEMORANDUM

To:	Kevin E. Marchman HUD Designee
From:	Fradique Rocha, HUD Recovery Team Legal
Date:	August 5, 1996
Subject:	Determination and Order Ratifying the Decision by the Acting Executive Director to Contract with Seifel & Associates, in an Amount Not-to-exceed $110,000.00, to Prepare Applications for Two HOPE VI Grants

---

The attached Determination and Order is submitted for your review and adoption. It ratifies the decision by the (then) Acting Executive Director, Jon Gresley, to enter into a contract with Seifel & Associates to prepare two HOPE VI grant applications.

On July 22, 1996, HUD released a Notice of Funding Availability (NOFA) and the applications must be received in Washington, D.C. no later than September 10, 1996. The San Francisco Housing Authority (SFHA) wishes to prepare two applications, one for $30,000,000.00, and one for $10,000,000.00. An intensive amount of work must be done to prepare the two applications and current staffing levels do not allow for the necessary number of people to work on this project during the 51 day period between release of the NOFA and the application deadline. Therefore, Mr. Gresley made a decision to do an emergency procurement and engaged Seifel & Associates to prepare the two applications. The contract scope of services includes real estate appraisals, architectural services, facilitation services, financial services , grants/development services and well as marketing. The cost is a not-to-exceed amount of $110,000.00. Funding for this contract will come from the 1994 Comprehensive Grant Program, as well as the North Beach Planning Grant.

I urge your approval of this Determination and Order.

(d)

DETERMINATION AND ORDER NO. _____ PURSUANT TO RESOLUTION NO. 4604
AND/OR 42 USC 1437 ET. SEQ.
DATE ADOPTED:__________

DETERMINATION AND ORDER RATIFYING THE DECISION BY THE ACTING EXECUTIVE DIRECTOR TO CONTRACT WITH SEIFEL & ASSOCIATES, IN AN AMOUNT NOT-TO-EXCEED $110,000.00, TO PREPARE APPLICATIONS FOR TWO HOPE VI GRANTS

WHEREAS, on July 22, 1996, the Department of Housing and Urban Development issued a Notice of Funding Availability (NOFA) for HOPE VI funds; and,

WHEREAS, applications for HOPE VI funding must be received in Washington, D.C. no later than September 10, 1996; and,

WHEREAS, the San Francisco Housing Authority (SFHA) wishes to prepare two applications, one for $30,000,000.00, and one for $10,000,000.00; and

WHEREAS, the applications require that a series of criteria be met, including a thorough analysis to determine which development would best meet the funding criteria; and,

WHEREAS, an intense amount of work must be completed within the 51 days allotted between release of the NOFA and the application deadline; and,

WHEREAS, SFHA staff are all allocated to current projects and are not available to research and write the application; and,

WHEREAS, there was not enough time to do a procurement for these services due to the brief amount of time between the release of the NOFA and the application deadline; and,

WHEREAS, the Acting Executive Director deemed it necessary to immediately select a firm to research and write the application grants; and,

WHEREAS, the Acting Executive Director selected and contracted with the San Francisco firm of Seifel & Associates; and,

WHEREAS, Seifel & Associates has established professional relationships with some of the most recognized individuals in public housing and urban planning, as well as experience in preparing some of the highest rated and most successful HOPE VI grant proposals; and,

WHEREAS, the contract scope of services includes real estate appraisals, architectural services, facilitation services, financial services , grants/development services and well as marketing; and, WHEREAS, funding for this contract is available through the 1994 Comprehensive Grant Program, as well as the North Beach Planning Grant; and,

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq., temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT:

1. The decision by the Acting Executive Director, to execute a contract with Seifel & Associates, in an amount not-to-exceed $110,000.00, for the purpose of researching and writing two HOPE VI grant applications, is hereby ratified.

2. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

8-9-96

Marie Corlett Blits
Deputy City Attorney

Date

San Francisco Housing Authority
Noncompetitive Award Justification

The Authority negotiated a noncompetitive procurement for materials and/or services with the vendor named herein:

The justification for said procurement was made for one or more of the following reasons as indicated below:

______ In accordance with Title 24, Code of Federal Regulations (CFR), Part 85.36(b)(5), the items and/or services are covered under conditions established by a State or local intergovernmental agreement to foster greater economy and efficiency in the procurement or use of common goods and services.

______ In accordance with Title 24, CFR, Part 85.36(d)(4)(i)(A), there is only a single source available to supply the services required*.

__XXX__ In accordance with Title 24, CFR, Part 85.36(d)(4)(i)(B), the services require immediate performance due to emergency or other public exigencies*.

______ In accordance with Title 24, CFR, Part 85.36(d)(4)(i)(C), the awarding agency authorized the noncompetitive award.

______ In accordance with Title 24, CFR, Part 85.36(d)(4)(i)(D), various sources have been explored in order to obtain the services required. Consequently, we determined that the competition for these services was inadequate resulting in a noncompetitive, negotiated award*.

*PLEASE DESCRIBE: There were only 51 days between the release of this HOPE VI NOFA and the application deadline. This will require an intens amount of work. Current HOPE VI staff are unable (due to present projects and other job duties) to work on this application. Therefore an emergency procurement was done.

I hereby certify that the above information is true and correct to the best of my knowledge.

Requestor's Signature	Executive Directors Concurrence

Title

Date

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(e)

DETERMINATION AND ORDER NO. ________
PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 U.S.C. 1437, *ET SEQ.*,
DATE ADOPTED: ______________

DETERMINATION AND ORDER RATIFYING THE CONFIRMATORY LETTER TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUHORITY ("SFHA") AND THE SAN FRANCISCO BUILDING AND CONSTRUCTION TRADES COUNCIL FOR A PARTNERSHIP IN APPRENTICESHIP TRAINING FOR RESIDENTS

WHEREAS, on or about September 27, 1994, the SFHA Executive Director executed a Memorandum of Understanding with the San Francisco Building and Construction Trades Council for the SFHA/Building Trades Resident Partnership Program (the "MOU");

WHEREAS, in December 1995, the San Francisco Building and Construction Trades Council commenced a legal action to enforce the MOU (San Francisco Building and Construction Trades Council, Plumbers & Pipefitters, Local 38, and United Brotherhood of Carpenters and Joiners of America, Local 22, v. United States Department of Housing & Urban Development, San Francisco Housing Authority, *et al.*, United States District Court, Northern District of California C-95-4328 SBA);

WHEREAS, on August 2, 1996, a representative of the Building and Construction Trades Council and the SFHA Acting Executive Director, with the express verbal approval of the HUD Secretary Designee, executed a Confirmatory Letter for the MOU settling the above-described legal action and strengthening the language of the MOU, with a view toward ensuring a greater level of benefit for the residents of public housing; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 U.S.C. 1437, *et seq.*, temporarily provides power, duty and authority for operation and managment of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY THE HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 U.S.C. 1437, *ET SEQ.*, THAT:

1. The Confirmatory Letter dated August 2, 1996 and attached hereto is hereby ratified subject to the execution of the Confirmatory Letter by all of the member unions comprising the San Francisco Building Trades and Construction Council.

2. All prior actions taken by the SFHA in accordance with the purposes of this Determination and Orderare hereby ratified and confirmed.

3. This Determination and Order shall take effect immediately upon receipt by the SFHA Executive Office of a completely executed Confirmatory Letter as set forth in paragraph 1 above.

APPROVED AS TO FORM:

By: Sheryl L. Bregman
Sheryl L. Bregman
Deputy City Attorney

Date: 8/9/96

SAN FRANCISCO HOUSING AUTHORITY

SAN FRANCISCO BUILDING AND CONSTRUCTION TRADES COUNCIL

CONFIRMATORY LETTER

The parties to the Memorandum of Agreement (MOU) between the San Francisco Housing Authority (SFHA) and the Building and Construction Trades Council (BTC), which creates the SFHA/BTRPP, subject to the approval of the HUD designee, acting in the stead of the Board of Commissioners, wish to re-affirm, clarify and strengthen the MOU for the benefit of the public housing residents of San Francisco. The overriding goal of the SFHA, in which the BTC joins, is the improvement in the quality of life and economic well-being of the city's public housing residents.

One very substantial manner in which progress can be made toward this goal, is the development and implementation of a program for the training of public housing residents in the various skills of the building trades which can lead to regular gainful employment and eventual economic self-sufficiency. In order to ensure the success of such a program, the proposal called for in the MOU is to be not only approved by the SFHA, but also monitored throughout the term of the MOU. While both entities seek to make this program a success, the burden of tracking its progress will be borne by the SFHA. Conversely, the BTC agrees to continuously provide records and statistical information, specifically related to this MOU, necessary for the SFHA to monitor developments in the program. Consequently, the language of the MOU, in its introductory section, will be modified as follows:

The sentence at page 2 of the MOU which reads, "The proposal will be submitted to the SFHA executive director for approval." is, by mutual agreement, modified to read, **"The proposal will be submitted for approval to the Office of the SFHA Executive Director, or the individual(s) which may be in charge of day-to-day operations, which will also monitor its implementation."**

Furthermore, given the intent and desire of the parties is to initiate a model program for the economic improvement and career development of public housing residents, both parties seek to re-affirm their commitment to the principle of equal opportunity for all. In accordance with such ideal, the language of the MOU at page 4, Section 3(b) is changed to read as follows:

"Craft workers, including apprentices, shall be obtained in accordance with the SFHA/BTRPP MOU and applicable collective bargaining agreements, without

regard to or discrimination based on race, sex, creed, national origin, religious affiliation or union affiliation and in full compliance with all applicable state and federal laws.

The aforementioned changes and intentions of the parties are hereby agreed to in order to improve, strengthen and re-affirm the intent and purpose of the MOU to provide training and employment opportunities for the economic benefit of San Francisco's public housing residents.

This Confirmatory Letter is executed in San Francisco, California, on this 2nd day of August, 1996, by the duly authorized representatives of the respective signatories, who attest to such authorization with their signatures:

This Confirmatory Letter is initially executed by the SFHA and the BTC and is to be subsequently executed by the representatives of the individual trades participating in this program and may be executed in counterparts.

San Francisco Housing Authority

by:
Jon Gresley
Acting Executive Director

San Francisco Building and
Construction Trades Council

by:
Stanley M. Smith
Secretary - Treasurer

(5)

SAN FRANCISCO HOUSING AUTHORITY

MEMORANDUM

To: Kevin E. Marchman
HUD Designee

From: Barbara T. Smith, Director
Housing Development

Date: August 5, 1996

Subject: Determination and Order Authorizing the San Francisco Housing Authority ("SFHA") to Form a Nonprofit Corporation to Participate in the Development of the Hayes Valley Project and Approving Certain Actions in Connection Therewith

---

The Housing Authority has entered into a Disposition and Development Agreement with McCormack Baron to reconstruct the Authority's Hayes Valley Development. The Housing Authority is preparing to enter into final negotiations preparatory to entering into a Partnership Agreement with the Developer. Therefore, it is necessary at this time to form the nonprofit corporate affiliate ("Housing Authority Nonprofit").

The Owner Entity will be a limited partnership of which the General Partners will be the Developer, the Housing Authority Nonprofit, and the Hayes Valley North and South Resident Management Corporation The Housing Authority Nonprofit will be the managing general partner of the Owner Entity in order to realize tax benefits that would otherwise not be available to the Partnership. The Housing Authority Nonprofit also will provide an efficient vehicle through which the Housing Authority can participate in the partnership structure. The Housing Authority Nonprofit, as the managing general partner, will manage the Partnership. The Developer or its affiliate will be primarily responsible for constructing, managing and operating the revitalized development and for negotiating the terms of the partnership agreement with the limited partner equity investor.

This Determination and Order will allow the Housing Authority to proceed with formation of the Nonprofit affiliate pursuant to Articles of Incorporation and Bylaws substantially in the form attached to the D&O.

Your approval of this D&O is recommended.

(prepared by Barbara T. Smith and Robert Dahlstrom)

(f)

DETERMINATION AND ORDER NO. _____ PURSUANT TO RESOLUTION NO. 4604
AND/OR 42 USC 1437 ET. SEQ.
DATE ADOPTED:__________

DETERMINATION AND ORDER AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY ("SFHA") TO FORM A NONPROFIT CORPORATION TO PARTICIPATE IN THE DEVELOPMENT OF THE HAYES VALLEY PROJECT AND APPROVING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the SFHA desires to form a nonprofit corporation to be known and designated as the Hayes Valley Housing Corporation (the "Corporation") to serve as a general partner of the limited partnership that will own and develop the Hayes Valley development ("Project"), pursuant to the terms of a partnership agreement to be negotiated; and

WHEREAS, the Commission adopted Resolution No. 4604 on March 8, 1996, which Resolution, together with 42 USC 1437 et seq., temporarily provides power, duty and authority for operation and management of the San Francisco Housing Authority to HUD acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee.

NOW, THEREFORE, A DETERMINATION AND ORDER IS MADE BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT:

1. The SFHA is authorized to form under the laws of the State of California a nonprofit public benefit corporation to be known as the Hayes Valley Housing Corporation (or similar available name) to participate in the development of the Project, pursuant to the Action by Incorporator, Articles of Incorporation and Bylaws in the form attached hereto, which are hereby approved with such changes and insertions therein as may be necessary to carry out the intention of this Determination and Order or to comply with California Nonprofit Public Benefit Corporation Law.

2. The SFHA shall enter into any and all agreements and documents required or deemed necessary to form the Corporation, and shall pay filing fees not to exceed $2,000 in aggregate to be paid to the Secretary of State for formation of the Corporation and to the Internal Revenue Service and the Franchise Tax Board to apply for tax-exempt status for the Corporation.

Material prepared by Barbara Smith and Bob Dahlstrom - Housing Development

3. The Acting Executive Director or his successor is hereby authorized to (1) make such changes and insertions as described in Paragraph 1 above, (2) cause Goldfarb & Lipman, special counsel to the Housing Authority for the Project, to act as incorporator and file any and all agreements and documents required or deemed necessary to form the Corporation and fulfill the purposes of this Determination and Order; and (3) cause the required fees to be paid to the public agencies listed above.

4. All prior actions taken by the SFHA in accordance with the purposes of this Determination and Order are hereby ratified and confirmed.

5. This Determination and Order shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

By: Sheryl L. Bregman
Sheryl Bregman
Deputy City Attorney

Date: 8/9/96

Material prepared by Barbara Smith and Bob Dahlstrom - Housing Development

ARTICLES OF INCORPORATION

OF

HAYES VALLEY HOUSING CORPORATION

A California Nonprofit Public Benefit Corporation

I. NAME

The name of the corporation is Hayes Valley Housing Corporation.

II. PURPOSE

(a) This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes. The general purpose of this corporation is to have and exercise all rights and powers conferred on nonprofit corporations under the laws of California, provided that this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation.

(b) The specific charitable and public purposes for which the corporation is organized are to benefit and support, in accordance with Section 509(a)(3) of the Internal Revenue Code, the Housing Authority of the City and County of San Francisco, a body corporate and politic, and its purposes by (1) providing affordable housing for low income persons, where inadequate housing exists for such groups; and (2) serving as a partner in a limited partnership which owns and operates housing for the benefit of low income persons who are in need of affordable, decent, safe and sanitary housing and related services, where inadequate housing exists for such groups.

III. AGENT OF SERVICE

The name and address in California of the corporation's initial agent for service of process is Fred Lamont, Director of Finance, San Francisco Housing Authority, 440 Turk Street, San Francisco, CA 94102.

IV. DEDICATION AND DISPOSITION

(a) The property of this corporation is irrevocably dedicated to charitable purposes, and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member of this corporation or to the benefit of any private individual.

(b) Upon the winding up and dissolution of this corporation, and after paying or adequately providing for the debts and obligations of the corporation, the remaining assets shall be distributed to the Housing Authority of the City and County of San Francisco, or a nonprofit fund, foundation or corporation that is organized and operated exclusively for charitable purposes, and which has established and maintained its tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Law of 1986, as amended (the "Internal Revenue Code") or the corresponding provision of any future Internal Revenue Law.

V. LIMITATION OF CORPORATE ACTIVITIES

(a) This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be carried on by: (i) a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or the corresponding provision of any future United States Internal Revenue Law; or (ii) by a corporation, contributions to which are deductible under Section 170 of the Internal Revenue Code or the corresponding provisions of any other United States Internal Revenue Law.

(b) No substantial part of the activities of this corporation shall consist of lobbying or propaganda, or otherwise attempting to influence legislation, except as provided in Section 501(h) of the Internal Revenue Code, and this corporation shall not participate in or interfere in (including publishing or distributing statements) any political campaign on behalf of any candidate for public office except as provided in Section 501(h) of the Internal Revenue Code.

VI. DIRECTORS

The number of directors and the manner in which directors shall be chosen and removed from office, their qualifications, powers, duties, term of office, the manner of filling vacancies on the board of directors and the manner of calling and holding meetings of directors shall be as stated in the bylaws.

Adopted this 7th day of August, 1996.

Michelle D. Brewer, Incorporator

DECLARATION

I declare that I am the person who executed the foregoing Articles of Incorporation which execution is my act and my deed.

Date: August 7, 1996

Michelle D. Brewer

State of California

SECRETARY OF STATE

DIVISION OF CORPORATION FILING AND SERVICES

NAME RESERVATION CERTIFICATE

RESERVATION # R0411833

ISSUED 06/21/96

EXPIRES 08/19/96

GOLDFARB & LIPMAN
ONE MONTGOMERY ST 23RD FLR TELESIS TOWER
SAN FRANCISCO, CA 94104
ATTN: MICHELLE

RE: HAYES VALLEY HOUSING CORPORATION

The name set forth above is hereby reserved for a period of sixty days, commencing on the date hereof, for the use of the addressee as specified in Section 201 of the California Corporations Code. No financial commitment regarding this proposed name should be made until documents have been filed by the Secretary of State.

Bill Jones

Secretary of State

State of California
SECRETARY OF STATE
DIVISION OF CORPORATION FILING AND SERVICES
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Bill Jones

Secretary of State

BYLAWS OF

HAYES VALLEY HOUSING CORPORATION

A California Nonprofit Public Benefit Corporation

Article I

NAME

Section 1.1. The name of this corporation is Hayes Valley Housing Corporation.

Article II

OFFICE

Section 2.1. Principal Office. The principal office for the transaction of affairs and activities of the corporation is located at 440 Turk Street, San Francisco, California, 94102. The Board of Directors may change the principal office from one location to another. Any change shall be noted on these Bylaws, or this section may be amended to state the new location.

Section 2.2. Other Offices. The Board may at any time establish branch or subordinate offices at any place or places where the corporation is qualified to conduct its activities.

Article III

MEMBERS

Section 3.1. This corporation shall have no members.

Article IV

DIRECTORS

Section 4.1. Powers.

(a) Subject to the provisions and limitations of the California Nonprofit Public Benefit Corporation Law and any other applicable laws, all powers and activities of the corporation shall be exercised directly by or under the ultimate direction of the Board of Directors.

(b) In addition to all other powers conferred by law, the Board of Directors, on behalf of the corporation, is empowered:

(1) To construct, operate, maintain and improve, and to buy, sell, convey, assign, mortgage, or lease any real estate and personal property necessary and incident to the provision of housing for lower income households.

(2) To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business, to secure the same by mortgage, pledge, or other lien.

Section 4.2. Number of Directors. The number of Directors shall be at least two (2) and no greater than three (3).

Section 4.3. Compensation and Reimbursement of Directors. The Directors shall serve without compensation though they may be reimbursed for their expenditure of monies on behalf of the corporation.

Section 4.4. Restriction on Interested Persons as Directors. No more than 49 percent of the persons serving on the Board may be interested persons. An interested person is (a) any person compensated by the corporation for services rendered to it within the previous 12 months, whether as a full-time or part-time employee, independent contractor, or otherwise and (b) any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, or father-in-law of such person. However, any violation of the provisions of this paragraph shall not affect the validity or enforceability of any transaction entered into by the corporation.

Section 4.5. Appointment, Term of Office and Qualification of Directors.

(a) The initial Directors shall be appointed by the Incorporator and shall hold at least two of the following positions, either in an "acting" or permanent capacity (the "Specified Positions"):

(1) Executive Director or, if applicable, Designated Chief Operating Officer of the Housing Authority, or equivalent

(2) Executive Assistant of the Housing Authority

(3) Director of Finance of the Housing Authority.

All subsequent Directors shall be shall hold the Specified Positions. (As used hereafter, the term "Commission" shall refer either to the Commission of the Housing Authority or any HUD

Designee acting in place of the Commission of the Housing Authority of the City and County of San Francisco.)

At the time any Director ceases to hold a Specified Position, that Director's membership on the Board of Directors shall automatically cease and the successor to such Specified Position shall become a Director. If a successor is not selected for the Specified Position, the remaining director or directors may select a replacement director from among the staff of the Housing Authority.

Section 4.6. Vacancies on the Board of Directors. A vacancy shall be deemed to exist in the event that the actual number of Directors is less than the authorized number for any reason.

Section 4.7. Removal of Directors. The Board of Directors may remove any Director with or without cause. Absence of a Director from three or more consecutive board meetings shall constitute cause for removal.

Section 4.8. Resignations of Directors. Except as provided below, any Director may resign by giving written notice to the president or secretary of the Board. The resignation shall be effective when the notice is given unless it specifies a later time for the resignation to become effective. If a Director's resignation is effective at a later time, the Board of Directors shall appoint a successor to take office as of the date when the resignation becomes effective. Except on notice to the Attorney General of California, no Director may resign if the corporation would be left without a duly elected Director or Directors.

Section 4.9. Filling Vacancies. Vacancies shall be filled by the Board of Directors.

Section 4.10. No Vacancy on Reduction of Number of Directors. No reduction of the authorized number of Directors shall have the effect of removing any Director before that Director's term of office expires.

Section 4.11. Meetings of the Directors. A regular meeting shall be held once a year at such time and place as shall from time to time be fixed by the Directors for the purpose of organization, election of officers and the transaction of other business.

Section 4.12. Special Meetings. Special meetings of the Board for any purpose may be called at any time by the president, or the secretary or any two Directors.

Section 4.13. Notice. Subject to public law requirements, notice of regular and special meetings shall be given to the

Directors not less than four (4) days prior to the meeting if delivered by first class mail or not less than forty-eight (48) hours prior to the meeting if the notice is delivered personally or by telephone. The notice must state the date and time of the meeting and the place of the meeting if it is other than the principal office of the corporation.

Section 4.14. Waiver of Notice. Notice of a meeting need not be given to any Director who, either before or after the meeting, signs a waiver of notice, a written consent to the holding of the meeting, or an approval of the minutes of the meeting. The waiver of notice or consent need not specify the purpose of the meeting. All such waivers, consents, and approvals shall be filed with the corporate records or made a part of the minutes of the meetings. Notice of a meeting need not be given to any Director who attends the meeting and does not protest, before or at the commencement of the meeting, the lack of notice to him or her.

Section 4.15. Quorum. A majority of the authorized number of Directors shall constitute a quorum for the transaction of business, except to adjourn. Every action taken or decision made by a majority of the Directors present at a duly held meeting of which a quorum is present shall be the act of the Board.

Section 4.16. Adjournment. A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. Notice of any adjournment to another time and place shall be given to the Directors who were not present at the time of the adjournment.

Section 4.17. Action Without a Meeting. Any action that the Board is required or permitted to take may be taken without a meeting if all members of the Board consent in writing to the action. Such action by written consent shall have the same force and effect as any other validly approved action of the Board. All such consents shall be filed with the minutes of the proceedings of the Board.

Section 4.18. Meetings by Conference Telephone. Members of the Board of Directors may participate in a meeting through use of conference telephone or similar communications equipment, so long as all persons participating in the meeting can hear one another. Participation by Directors in a meeting in the manner provided in this section constitutes presence in person at the meeting.

Section 4.19. Committees of Directors. The Board of Directors may, by resolution adopted by a majority of the Directors then in office, designate one or more committees, each consisting of three or more Directors, to serve at the pleasure of the Board. Appointments to such committees shall be by majority vote of the Directors then in office. Any committee, to the extent provided in the resolution, shall have all the authority of the Board, except that no committee, regardless of Board resolution may:

(a) Fill vacancies on the Board of Directors or on any committee;

(b) Fix compensation of directors for serving on the board or any committee;

(c) Amend or repeal bylaws or adopt new bylaws;

(d) Amend or repeal any resolution of the Board of Directors which by its express terms is not so amendable or repealable;

(e) Appoint any other committees of the Board of Directors or the members of these committees;

(f) Spend corporate funds to support a nominee for director after there are more people nominated for director than can be elected.

Section 4.20. Committee Meetings. Meetings and actions of committees shall be governed by and held and taken in accordance with the provisions of this Article IV concerning meetings of Directors, with such changes in the context of those Bylaws as are necessary to substitute the committee and its members for the Board of Directors and its members. Minutes shall be kept of each meeting of any committee and shall be filed with the corporate records. The Board of Directors may adopt rules for the governance of any committee not inconsistent with the provisions of these Bylaws concerning meetings of Directors.

Section 4.21. Standard of Care - General. A Director shall perform the duties of a Director, including duties as a member of any committee of the Board on which the Director may serve, in good faith, in a manner such Director believes to be in the best interest of this corporation and with such care, including reasonable inquiry, as an ordinarily prudent person in a like situation would use under similar circumstances.

In performing the duties of a Director, a Director shall be entitled to rely on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by:

(a) One or more officers or employees of the corporation whom the Director believes to be reliable and competent in the matters presented;

(b) Counsel, independent accountants or other persons as to matters which the Director believes to be within such person's professional or expert competence; or

(c) A committee of the Board upon which the Director does not serve, as to matters within its designated authority, which committee the Director believes to merit confidence, so long as in any such case, the Director acts in good faith, after reasonable inquiry when the need thereof is indicated by the circumstances and without knowledge that would cause such reliance to be unwarranted.

Except in the case of a self-dealing director, as described in Section 4.23 of these Bylaws, a person who performs the duties of a Director in accordance with the above shall have no liability based upon any failure or alleged failure to discharge that person's obligations as a Director, including, without limiting the generality of the foregoing, any actions or omissions which exceed or defeat a public or charitable purpose to which the corporation, or assets held by it, are dedicated.

Section 4.22. Standard of Care - Investments. Except with respect to assets held for use or used directly in carrying out this corporation's charitable activities, in investing, reinvesting, purchasing, acquiring, exchanging, selling and managing this corporation's investments, the Board shall avoid speculation, looking instead to the permanent disposition of the funds, considering the probable income, as well as the probable safety of this corporation's capital. The provisions of Section 4.21 of these Bylaws shall apply to this Section.

Section 4.23. Self-Dealing Transactions. Except as provided below, the Board shall not approve a self-dealing transaction. A self-dealing transaction is one in which the corporation is a party and in which one or more of the Directors has a material financial interest or a transaction between this corporation and any entity in which one or more of its Directors has a material financial interest. The Board may approve a self-dealing transaction if a majority of the Board, not including the self-interested director, determines that the transaction is fair and reasonable to this corporation and, after reasonable investigation under the circumstances, determines that it could not have secured a more advantageous arrangement with reasonable effort under the circumstances.

Section 4.24. Inspection. Every Director shall, at his or her own expense, have the absolute right at any reasonable time during the business hours of the corporation to inspect and copy all books, records, and documents, and to inspect the physical properties of this corporation.

Article V

OFFICERS

Section 5.1. Officers of the Corporation. The officers of the corporation shall be a president, a secretary, and a chief financial officer. The corporation may also have, at the Board's discretion, one or more vice presidents, one or more assistant secretaries, one or more assistant financial officers and such other officers as may be appointed in accordance with Section 5.3 of these Bylaws. Any number of offices may be held by the same person, except that neither the secretary nor the chief financial officer may serve concurrently as the president.

Section 5.2. Election of Officers.

The officers of the corporation shall be those Directors holding the following Specified Positions:

President:	Executive Director or, if applicable, Designated Chief Operating Officer of the Housing Authority or equivalent, or if none, the Executive Assistant of the Housing Authority
Chief Financial Officer/Secretary	Director of Finance of the Housing Authority

Section 5.3. Other Officers. The Board may appoint or may authorize the president, or other officer, to appoint any other officers that the corporation may require. Each officer so appointed shall have the title, hold office for the period, have the authority, and perform the duties specified in the Bylaws or determined by the Board.

Section 5.4. Removal of Officers. Any officer may be removed with or without cause by the Board and also, if the officer was appointed by an officer, by the officer who appointed him or her.

Section 5.5. Resignation of Officers. Any officer may resign at any time by giving written notice to the president or secretary of the corporation. The resignation shall take effect as of the date the notice is received or at any later time specified in the notice and, unless otherwise specified in the notice, the resignation need not be accepted to be effective. Any resignation shall not affect the rights, if any, of the corporation under any contract to which the officer is a party. Nor shall the resignation of any officer from the office he or she holds affect his or her position as a Director of the corporation.

Section 5.6. Vacancies in Office. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause shall be filled in the manner prescribed in these Bylaws for regular appointments to that office, provided, however, that vacancies may be filled as they occur.

Section 5.7. Reimbursement of Expenses. The corporation shall provide reimbursement for monies expended on behalf of the corporation by its officers.

Section 5.8. President. The president shall preside at meetings of the Board of Directors and shall exercise and perform such other powers and duties as may from time to time be assigned to the president by the Board of Directors. Subject to the control of the Board, the president shall be the general manager of the corporation and shall supervise, direct, and control the corporation's activities, affairs, and officers.

Section 5.9. Vice Presidents. If the president is absent or disabled, the vice presidents, if any, in order of their rank as fixed by the Board of Directors, or, if not ranked, a vice president designated by the Board of Directors, shall perform all duties of the president. When so acting, a vice president shall have all powers of and be subject to all restrictions on the president. The vice presidents shall have such other powers and perform such other duties as the Board of Directors or the Bylaws may prescribe.

Section 5.10. Secretary. The secretary shall have the following duties:

(a) The secretary shall keep or cause to be kept, at the corporation's principal office or such other place as the Board may direct, a book of minutes of all meetings, proceedings, and actions of the Board and of committees of the Board. The minutes of the meetings shall include the time and place that meeting was held, whether the meeting was annual, regular, or special, and, if special, how authorized and the notice given.

(b) The secretary shall keep or cause to be kept at the corporation's principal office, a copy of the Articles of Incorporation and Bylaws of the corporation, as amended to date.

(c) The secretary shall give, or cause to be given, notice of all meetings of the Board and of committees of the Board required by these Bylaws to be given. The secretary shall keep the corporate seal in safe custody and shall have such other powers and perform such other duties as the Board or the Bylaws may prescribe.

Section 5.11. Chief Financial Officer. The chief financial officer shall have the following duties:

(a) The chief financial officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and accounts of the corporation's properties and transactions. The chief financial officer shall send or cause to be given to the Directors such financial statements and reports as are required to be given by law, by these Bylaws, or by the Board. The books of account shall be open to inspection by any Director at all reasonable times during the business hours of the corporation.

(b) The chief financial officer shall deposit, or cause to be deposited, all money and other valuables in the name and to the credit of the corporation with such depositories as the Board may designate, shall disburse the corporation's funds as the Board may order, shall render to the president and the Board, when requested, an account of all transactions as chief financial officer and of the financial condition of the corporation, and shall have other powers and perform such other duties as the Board or the Bylaws may prescribe.

Article VI

MISCELLANEOUS

Section 6.1. Fiscal Year. The fiscal year of this corporation shall end each year on December 31.

Section 6.2. Corporate Seal. This corporation may have a seal which shall be specified by resolution of the Board of Directors. The seal may be affixed to any corporate instruments, as directed by the Board or any of its officers, but failure to affix it shall not affect the validity of the instrument.

Section 6.3. Contracts. All contracts entered into on behalf of this corporation must be authorized by the Board of Directors, or, where the contract is for less than $5000, by the president.

Section 6.4. Execution of Checks. Except as otherwise provided by law, every check, draft, promissory note, money order, or other evidence of indebtedness of the corporation shall be signed by such individuals as are authorized by the Board of Directors.

Section 6.5. Indemnification. This corporation shall indemnify its directors, officers, employees, and agents, including persons formerly occupying any such position, to the fullest extent permitted by law, against all expenses, judgments, fines and other amounts actually and reasonably incurred by them in connection with any threatened, pending or completed action or proceeding, whether it is civil, criminal, administrative or investigative.

In all cases where indemnification is sought, the corporation shall be subject to the following restrictions and requirements:

(a) Where the action or proceeding is brought on behalf of the corporation or involves self-dealing transactions, as defined in Section 4.23 of these Bylaws, the corporation shall not indemnify against amounts paid in settlement or judgment amounts, but shall, upon the express authorization of the Board, indemnify the director, officer, employee or agent against expenses incurred in defense of an action arising from his or her relation to the corporation. To indemnify in such cases the Board must find the person met the statutorily prescribed standard of care by acting (1) in good faith, (2) in the best interests of the corporation, and (3) with the care of an ordinarily prudent person.

(b) Where the person seeking indemnification under this section has been held liable to the corporation, or has settled his or her liability to the corporation, the corporation shall not indemnify against expenses without the approval of the court or the Attorney General.

(c) The Board shall determine whether the person seeking indemnification has acted in accordance with the standard of care set forth in subsection (a) of this section by a majority vote of a quorum consisting of disinterested Directors. The termination of any proceeding in a manner adverse to the defendant seeking indemnification shall not create a presumption that such person failed to meet the standard of care.

(d) Where the person seeking indemnification has been successful on the merits in defense of any action or proceeding brought on behalf of the corporation or in defense of any claim or issue involved in such action or proceeding, the corporation shall indemnify against all expenses actually or reasonably incurred.

(e) The corporation shall not advance any money to the person seeking indemnification for the purpose of defending against any action or proceeding without the receipt of an undertaking by such person to repay all advances unless it is ultimately determined that he or she is entitled to indemnification.

Section 6.6. Insurance. The Board of Directors may adopt a resolution authorizing the purchase of insurance on behalf of any Director, officer, employee or agent of this corporation against any liability asserted against or incurred by the Director, officer, employee or agent in such capacity or arising out of the Director's, officer's, employee's or agent's status as such, whether or not this corporation would have the power to indemnify the Director, officer, employee, or agent against that liability under law; except, the corporation may not purchase insurance to protect self-dealing directors (as defined in Section 4.23 of these Bylaws) from liability.

Section 6.7. Reports to Directors. If the corporation has more than twenty-five thousand dollars ($25,000) in gross receipts in any fiscal year, the president shall furnish a written report at the first regular meeting of the next fiscal year to all Directors of this corporation containing the following information:

(a) The assets and liabilities, including the trust funds, of this corporation as of the end of the fiscal year;

(b) The principal changes in assets and liabilities, including trust funds, during the fiscal year;

(c) The revenue or receipts of this corporation both unrestricted and restricted for particular purposes, for the fiscal year;

(d) The expenses or disbursements of this corporation, for both general and restricted purposes during the fiscal year.

Regardless of the gross receipts of the corporation, the president must furnish a written report to all Directors that lists any transaction during the prior fiscal year involving one thousand dollars ($1,000) or more between this corporation or a subsidiary and any Director or officer of this corporation or a subsidiary. The report must disclose the name of the Director or officer and the person's relationship to the corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest. The president must also furnish an annual written report to all Directors disclosing the amount and circumstances of any indemnifications or advances aggregating more than one thousand dollars ($1,000) paid during the prior fiscal year to any officer or Director of the corporation.

Section 6.8. Amendment of Bylaws. The Bylaws may be amended or repealed and new Bylaws adopted by the vote of a majority of all the members of the Board of Directors. Such amended or newly adopted Bylaws shall take effect immediately.

Section 6.9 Applicable Law. This Corporation shall be subject to any and all applicable state, federal and local laws, including, but not limited to such laws as may be applicable as a result of the Corporation's affiliation with the Housing Authority of the City and County of San Francisco.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

(1) That I am the duly elected and acting Secretary of ________________________, a California nonprofit public benefit corporation; and

(2) That the foregoing Bylaws, comprising 12 pages, constitute the Bylaws of such corporation as duly adopted by the Incorporator of the corporation on ________________, 1996.

IN WITNESS THEREOF, I have hereunto subscribed my name, this _____ day of ________________, 1996.

____

__________________, Secretary

HAYES VALLEY HOUSING CORPORATION

Certification of Incorporator Regarding Adoption of Bylaws and Appointment of Initial Directors

I, Michelle D. Brewer, am the incorporator of Hayes Valley Housing Corporation (the "Corporation") pursuant to the Articles of Incorporation filed with the Secretary of State on ________, 1996. I hereby adopt the Bylaws for the Corporation in the form attached to this certification as Exhibit A.

I hereby elect the following persons as initial directors and officers of the Corporation:

Patrick Lynch Executive Assistant	Director and President
Fred Lamont Director of Finance	Director, Secretary and Chief Financial Officer

Executed this ____ day of ____________________, 1996.

By: ________________________
Michelle D. Brewer

1938

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

SF
H65
#1

DOCUMENTS DEPT.
AUG 3 0 1996
SAN FRANCISCO
PUBLIC LIBRARY

9/3/96
canceled

August 30, 1996

Cancelled

PUBLIC NOTICE

The Regular Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Tuesday, September 3, 1996, (not Monday 9/2/96 due to Labor Day) has been cancelled.

Cancelled

A Special Meeting is tentatively scheduled for Wednesday, September 4, 1996 at 4:00 p.m. You will receive official notification of this meeting via the agenda.

Ray Lavelle

Ray Lavelle.
Commission Secretary

Cancelled

1938

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

SF
465
#1
9/4/96
special
Canceled
Rescheduled
to 9/6/96

A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN F. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON WEDNESDAY, SEPTEMBER 4, 1996 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

MEETING NOTICE AND AGENDA

Meeting Held:
Wednesday, September 4, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF JUNE 24, 1996 MEETING:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for HOPE VI Implementation Grant Funding for the North Beach Development Cal 1-11, for $30,000,000.00

   B. Determination and Order Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for HOPE VI Implementation Grant Funding for the 951 Eddy Street Development CAL 1-39B, for $10,000,000.00

   C. Determination and Order Approving the Expansion of the Sun Computer System in an Amount Not to Exceed $187,007.00

   D. Determination and Order Ratifying the Placement and Payment of General Liability and Lead-based Paint Insurance Coverage Provided by the Housing Authority Risk Retention Group (HARRG), for the Period Beginning June 1, 1996 and Ending May 31, 1997, in an Amount Not-to-exceed $1,288,639.84

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E. Determination and Order Authorizing Payment for Litigation Services Provided by the Firm of Littler, Mendelson, Fastiff, Tichy & Mathiason During the 1995-96 Fiscal Year in the Amount of $98,933.28, and Authorizing the Establishment of a Purchase Requisition in an Amount Not-to-exceed $50,000.00 in Anticipation of On-going and Future Litigation Expenses

F. Determination and Order Authorizing a Contract with Golden Bay Fence Plus Iron Works to Construct a Chain Link Fence Around the Perimeter of the Bernal Dwellings Development in an Amount Not to Exceed $33,750.00

G. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the San Francisco Police Department for an Amount Not to Exceed $25,000.00 to Conduct a Youth Summer Wilderness Program, Serving Public Housing Youth over a Seven Week Period

H. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the San Francisco Economic Opportunity Council/Headstart for an Amount Not to Exceed $40,000 to Provide Wrap-around Summer Childcare Services at Hunter's View, Plaza East, Westside Courts and Hayes Valley

I. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the Department of Parks and Recreation, for an Amount Not to Exceed $45,000.00, to Conduct a Late-Night Basketball Program

J. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the Mission Neighborhood Centers, Inc., for an Amount Not to Exceed $25,000.00 to Conduct a Pre-Head Start Program at the Alemany Development

K. Determination and Order to Establish a Goal of Hiring Residents to Constitute a Minimum of 20% of the Total Workforce on the Hazardous Material Abatement and Demolition Project, and to Establish a Goal of Hiring Residents to Constitute a Minimum of 10% of the Total Workforce on the New Construction Project, Both Goals for the Bernal Dwellings (CAL 1-5) HOPE VI Implementation Program

L. Determination and Order to Establish a Goal of Hiring Residents to Constitute a Minimum of 20% of the Total Workforce on the Hazardous Material Abatement and Demolition Project, and to Establish a Goal of Hiring Residents to Constitute a Minimum of 10% of the Total Workforce on the New Construction Project, Both Goals for the Yerba Buena Plaza East (CAL 1-18(2)) HOPE VI Implementation Program

M. Determination and Order (1) Approving the 1996 Comprehensive Grant Program (CGP) Performance and Evaluation Report for the 1992, 1993, 1994 and 1995 CGPs, Including Necessary Budget Revisions, (2) Certifying That a Reasonable Effort Has Been Made to Allow Resident Review and Comment on These Reports, and (3) Authorizing the Submission of Said Report to the Department of Housing and Urban Development

N. Determination and Order Authorizing the Issuance of a Maximum of Fifty (50) Section Eight Certificates per Fiscal Year for Priority Transfers from the Conventional Housing Progam, and Amending the San Francisco Housing Authority Administrative Plan for the Leased Housing Department to Add 50 Priority Transfers to the Order of Preferences for Isssuance of Section 8 Certificates

O. Determination and Order Authorizing a 30-day Review and Comment Period for Resident and Community Review of the Proposed New Dwelling Lease Which Incorporates the "One Strike and You're Out" Policy

P. Determination and Order Ratifying the One-Year Inter-Governmental Agreement with the San Francisco Police Department to Provide Supplemental Police Services, at all San Francisco Housing Authority Developments, in an Amount Not-To-Exceed $1,140,000.00

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. CLOSED SESSION:

Consistent with Government Code 54957.6, Mr. Marchman will adjourn to a closed session for the purpose of confering with and instructing a negotiator regarding a possible Agreement with Dr. Emma McFarlin to serve as Executive Monitor. Prior to adjournment, Mr. Marchman will report on any action taken in closed session.

7. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

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September 3, 1996

9/4/96 Canceled Special
Rescheduled to
9/6/96 Special

PUBLIC NOTICE

The Special Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Wednesday, September 4, 1996, has been cancelled and rescheduled.

A Special Meeting is now scheduled for Friday, September 6, 1996 at 2:00 p.m. Attached please find an agenda for that meeting.

Ray Lavelle

Ray Lavelle,
Commission Secretary

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***A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON FRIDAY, SEPTEMBER 6, 1996 AT 2:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA**

MEETING NOTICE AND AGENDA

Meeting Held:
Friday, September 6, 1996

440 Turk Street
San Francisco, CA 94124

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1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF JUNE 24, 1996 MEETING:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for HOPE VI Implementation Grant Funding for the North Beach Development Cal 1-11, for $30,000,000.00

   B. Determination and Order Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for HOPE VI Implementation Grant Funding for the 951 Eddy Street Development CAL 1-39B, for $10,000,000.00

   C. Determination and Order Approving the Expansion of the Sun Computer System in an Amount Not to Exceed $187,007.00

   D. Determination and Order Ratifying the Placement and Payment of General Liability and Lead-based Paint Insurance Coverage Provided by the Housing Authority Risk Retention Group (HARRG), for the Period Beginning June 1, 1996 and Ending May 31, 1997, in an Amount Not-to-exceed $1,288,639.84

E. Determination and Order Authorizing Payment for Litigation Services Provided by the Firm of Littler, Mendelson, Fastiff, Tichy & Mathaison During the 1995-96 Fiscal Year in the Amount of $98,933.28, and Authorizing the Establishment of a Purchase Requisition in an Amount Not-to-exceed $50,000.00 in Anticipation of On-going and Future Litigation Expenses

F. Determination and Order Authorizing a Contract with Golden Bay Fence Plus Iron Works to Construct a Chain Link Fence Around the Perimeter of the Bernal Dwellings Development in an Amount Not to Exceed $33,750.00

G. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the San Francisco Police Department for an Amount Not to Exceed $25,000.00 to Conduct a Youth Summer Wilderness Program, Serving Public Housing Youth over a Seven Week Period

H. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the San Francisco Economic Opportunity Council/Headstart for an Amount Not to Exceed $40,000 to Provide Wrap-around Summer Childcare Services at Hunter's View, Plaza East, Westside Courts and Hayes Valley

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J. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the Mission Neighborhood Centers, Inc., for an Amount Not to Exceed $25,000.00 to Conduct a Pre-Head Start Program at the Alemany Development

K. Determination and Order to Establish a Goal of Hiring Residents to Constitute a Minimum of 20% of the Total Workforce on the Hazardous Material Abatement and Demolition Project, and to Establish a Goal of Hiring Residents to Constitute a Minimum of 10% of the Total Workforce on the New Construction Project, Both Goals for the Bernal Dwellings (CAL 1-5) HOPE VI Implementation Program

L. Determination and Order to Establish a Goal of Hiring Residents to Constitute a Minimum of 20% of the Total Workforce on the Hazardous Material Abatement and Demolition Project, and to Establish a Goal of Hiring Residents to Constitute a Minimum of 10% of the Total Workforce on the New Construction Project, Both Goals for the Yerba Buena Plaza East (CAL 1-18(2)) HOPE VI Implementation Program

M. Determination and Order (1) Approving the 1996 Comprehensive Grant Program (CGP) Performance and Evaluation Report for the 1992, 1993, 1994 and 1995 CGPs, Including Necessary Budget Revisions, (2) Certifying That a Reasonable Effort Has Been Made to Allow Resident Review and Comment on These Reports, and (3) Authorizing the Submission of Said Report to the Department of Housing and Urban Development

N. Determination and Order Authorizing the Issuance of a Maximum of Fifty (50) Section Eight Certificates per Fiscal Year for Priority Transfers from the Conventional Housing Progam, and Amending the San Francisco Housing Authority Administrative Plan for the Leased Housing Department to Add 50 Priority Transfers to the Order of Preferences for Isssuance of Section 8 Certificates

O. Determination and Order Authorizing a 30-day Review and Comment Period for Resident and Community Review of the Proposed New Dwelling Lease Which Incorporates the "One Strike and You're Out" Policy

P. Determination and Order Ratifying the One-Year Inter-Governmental Agreement with the San Francisco Police Department to Provide Supplemental Police Services, at all San Francisco Housing Authority Developments, in an Amount Not-To-Exceed $1,140,000.00

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

6. CLOSED SESSION:

Consistent with Government Code 54957.6, Mr. Marchman will adjourn to a closed session for the purpose of confering with and instructing a negotiator regarding a possible Agreement with Dr. Emma McFarlin to serve as Executive Monitor. Prior to adjournment, Mr. Marchman will report on any action taken in closed session.

7. ADJOURNMENT:

Ray Lavelle
Commission Secretary

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Canceled

October 1, 1996

Cancelled

PUBLIC NOTICE

The Regular Meeting of HUD Designee Kevin E. Marchman acting pursuant to SFHA Resolution No. 4604 and/or 42 USC 1437 et seq. that was to be held at 4:00 p.m. on Monday, October 7, 1996, has been cancelled.

Cancelled

A Special Meeting may be scheduled for the week of October 14, 1996. You will receive official notification of this meeting via the agenda.

Ray Lavelle

Ray Lavelle,
Commission Secretary

Cancelled

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Special

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON WEDNESDAY, OCTOBER 23, 1996 AT 11:00 A.M., AT 440 TURK STREET, SAN FRANCISCO

MEETING NOTICE AND AGENDA

Meeting Held:	440 Turk Street
Wednesday, October 23, 1996	San Francisco, CA 94124

1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF JULY 22, 1996 MEETING:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**
   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Ratifying the Decision by the (Then) Acting Executive Director to Enter into a Contract with the Mission Neighborhood Centers, Inc., for an Amount Not to Exceed $25,000.00 to Conduct a Pre-Head Start Program at the Alemany Development

   B. Determination and Order Authorizing the Authority to Enter into a Memorandum of Understanding with the Hayes Valley North and South Resident Management Corporation to Set Forth Guidelines for San Francisco Housing Authority Consultation with the Resident Management Corporation for HOPE VI Plus Cooperative Planning and Implementation Activities

C. Determination and Order Authorizing the Establishment of a Site-Based Waiting List for the Hayes Valley North and South Developments ("Developments"), Including a Preference for Former Tenants of the Developments to Return to Those Developments, Subject to Eligibility Criteria Established or Approved by the Authority, Including (1) a Preference among Former Residents of the Developments, Based on Seniority of Prior Occupancy in the Developments, and (2) Such Other Preferences and Standards as May Be Legally Established by the Authority; Such Documents to Be Effective Only upon Review and Approval by Housing and Urban Development ("HUD") and Compliance with Any HUD-Required Approval Process

D. Determination and Order Authorizing the Execution of Closing Documents Pertaining to the Reconstruction, Financing, Operation and Management of the Hayes Valley North Development

E. Determination and Order Approving an Amendment to the Section 8 Annual Contributions Contract (ACC) No. SF-618 to Add the Rose Hotel 76 SRO Units Located at 125-6th Street, and Authorizing Execution Thereof

F. Determination and Order Authorizing the San Francisco Housing Authority to Enter into an Amendment to a Personal Services Contract with Mary R. Maher to Extend the Term of the Original Contract for the Period from October 3, 1996 Through November 28, 1996 and Provide an Additional $24,000.00, for a Total Contract Amount Not-to-exceed $45,268.18, for the Performance of Section 8 Annual Contributions Contracts (ACC) Reconciliation and the Implementation of Various Related Program and Financial Controls in the CCS Computer System

G. Determination and Order Adopting the Proposed San Francisco Housing Authority's Lease and Regulations Grievance Procedure for Indivual Residents of the San Francisco Housing Authority's Public Housing Developments, For Grievances Regarding the Rights, Duties, Welfare or Status of Individual Tenants As Provided Therein

H. Determination and Order Adopting the Proposed Tenant Charge List, Regarding the Cost of Labor and/or Materials Chargeable to an Indivual Tenant Responsible for the Repair or Replacement of Damaged, Defaced or Destroyed San Francisco Housing Authority Property

I. Determination and Order to Enter into a Contract with Western Roofing Service for the Roofing and Waterproofing Repairs at CAL 1-29, 345 Arguello Development in the Amount of $143,430.00

J. Determination and Order Ratifying the Purchase of an Insurance Policy with the Unigard Insurance Company for Fleet Insurance Coverage in an Amount Not to Exceed $132,500.00 for Fiscal Year 1996-97

K. Determination and Order Authorizing the Purchase of Bulk Mailing Services from the United States Postal Service, in an Amount Not-to-exceed $30,000.00, for the Purpose of Mailing Monthly Rent Statements

L. Determination and Order Authorizing the Write-off of Tenant Vacated Accounts Receivables in the Amount of $537,861.00 for the Fiscal Year Ending September 30, 1996

M. Determination and Order Authorizing Payments for: Delta Dental Plan in an Amount Not-to-exceed $175,954.00; Vision Care in an Amount Not-to-exceed $27,644.00; and Standard Life Insurance in an Amount Not-to-exceed $38,026.00, For the Fiscal Year 1996-1997, for Insurance Coverage for Eligible Housing Authority Employees

N. Determination and Order Authorizing a $8,049.22 Increase in Purchase Order #3405, to Pay Existing Invoices for Saagan Moving and Storage Company for Fiscal Year 1995-1996, for a Total Purchase Order of $32,049.22

O. Determination and Order Authorizing a $84,848.62 Increase in Purchase Order #1835, for the Housing Authority Risk Retention Group (HARRG) for General Liability Deductibles for Fiscal Year 1995-1996, for a total Purchase Order of $264,848.62

6. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

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October 4, 1996

PUBLIC NOTICE

There will be a second (2nd) public meeting to hear comment on the Proposed Dwelling Lease on Thursday, October 24, 1996 at 10:00 AM at 440 Turk Street, San Francisco. Copies of the Proposed Dwelling Lease may be obtained at the San Francisco Housing Authority's Administrative Offices at 440 Turk Street.

This meeting is open to the public.

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON TUESDAY, NOVEMBER 26, 1996 AT 10:00 A.M., AT 440 TURK STREET, SAN FRANCISCO

MEETING NOTICE AND AGENDA

Meeting Held:
Tuesday, November 26, 1996

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF AUGUST 12 AND SEPTEMBER 6, 1996 MEETINGS:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Ratifying the One-Year Inter-Governmental Agreement With the San Francisco Police Department to Provide Supplemental Police Services at All San Francisco Housing Authority Developments, in an Amount Not-To-Exceed $1,140,000.00 **(carried over from a prior meeting)**

   B. Determination and Order Adopting the Proposed San Francisco Housing Authority's Lease-and-Regulations Grievance Procedure for Individual Residents of the San Francisco Housing Authority's Public Housing Developments, for Grievances Regarding the Rights, Duties, Welfare or Status of Individual Tenants as Provided Therein **(carried over from a prior meeting)**
   (Action Item "B" is NOT adoption of the Proposed Lease, but of a Grievance Procedure)

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C. Determination and Order Adopting the Proposed Tenant Charge List, Regarding the Cost of Labor and/or Materials Chargeable to an Individual Tenant Responsible for the Repair or Replacement of Damaged, Defaced or Destroyed San Francisco Housing Authority Property **(carried over from a prior meeting)**

D. Determination and Order Ratifying the Decision by the (then) Acting Executive Director to Enter into a Contract with the Mission Neighborhood Centers, Inc., for an Amount Not-To-Exceed $25,000.00 to Conduct a Pre-Head Start Program at the Alemany Development **(carried over from a prior meeting)**

E. Determination and Order Authorizing the Acting Executive Director or His Designee to Execute Amendment #4 to the Agreement with the Ujamaa/Westbrook Hunter's Point "A" East Resident Management Corporation ("Ujamaa"), Contract #96011, in an Amount Not-To-Exceed $4.2 Million, for the Performance of Certain Management Functions through October 31, 1997 at the Westbrook/Hunter's Point "A" East Housing Developments

F. Determination and Order Authorizing the Acting Executive Director or His Designee to Enter into a Memorandum Of Understanding with the Economic Opportunity Council ("EOC") Authorizing the EOC to Act as Lead Partner and Fiscal Agent Administering a Maximum Amount of $45,000.00 of Community Development Block Grant ("CDBG") Funds from the Mayor's Office of Community Development ("MOCD") Allocated to the San Francisco Housing Authority For the Purpose of Constructing an Infant and Toddler Playground on the Play Area Between the Oscaryne Williams (85 Turner Terrace) and Cleo Wallace (71 Turner Terrace) Childcare Centers

G. Determination and Order Authorizing the Acting Executive Director to Execute a Contract with Rosenberg McGinnis AIA, Inc. To Provide Architectural Services for the Investigation Phase, Design Phase, Construction/Bidding/Award, Construction Administration (Option), Post Construction Warranty (Option) for Roofing Replacement at CAL 1-18(6), Ping Yuen North, in an Amount Not-To-Exceed $73,355.00

H. Determination and Order Authorzing the Acting Executive Director to Enter Into a Contract With Gregory Electric, Inc., for Smoke Detector Upgrades at Twelve (12) Highrise Developments, in an Amount Not-To-Exceed $381,406.00

I. Determination and Order Authorizing the Acting Executive Director to Execute a Contract with Performance Abatement Services to Provide Abatement Services for Asbestos-Containing Building Materials (ACM) at CAL 1-4, Valencia Gardens, in an Amount Not-To-Exceed $333,056.00

J. Determination and Order Authorizing the Acting Executive Director to Enter Into a Contract with Berkeley Planning Associates, in an Amount Not-To-Exceed $46,000.00, to Provide Consulting Services for the UFAS/504 Program, Vacancy Analysis and Resident Interviews

K. Determination and Order Authorizing Payment for Litigation Services Provided by the Firm of Littler, Mendelson, Fastiff, Tichy & Mathiason, for Services Provided Between May 1996 and October 1996, in the Amount of $151,738.35

L. Determination and Order Authorizing an Amendment to the 1996 Comprehensive Grant Program Comprehensive Plan and Annual Statement and Certifying that the Authority will Comply with All Applicable Comprehensive Grant Program Requirements

M. Determination and Order Authorizing the Acting Executive Director or His Designee to Execute a Land Lease for the Hayes Valley South Site, and Any Necessary Amendments Thereto, with the Hayes Valley Apartments II, L.P., A California Limited Partnership, in Connection with the HOPE VI Plus-Funded Reconstruction and Operation of the Hayes Valley South Development.

N. Determination and Order Authorizing the Acting Executive Director or His Designee to Enter into an Amended General Legal Services Contract with Goldfarb & Lipman in an Amount Not-To-Exceed $95,000.00, for a Total Contract Amount of $125,000.00, to Provide Legal Services to the Authority with Respect to the Reconstruction and Operation of the Hayes Valley North and South Developments

O. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract with CGMS Incorporated to Provide Financial Consultant Services to the Authority with Respect to the Proposed Reconstruction and Operation of Various Developments, Including but not limited to Bernal Dwellings, Plaza East, and Sunnydale, in an Amount Not-To-Exceed $100,000.00

P. Determination and Order Authorizing the Acting Executive Director to Enter into the First Amendment to Architectural Contract #96008 with Fisher Friedman Associates AIA, in an Amount Not-To-Exceed $30,000.00 for a Total Contract Amount Not-To-Exceed $250,000.00, to Conduct the Marketing Feasibility Study for the Potrero Terrace and Potrero Annex Master Plan,

Q. Determination and Order Authorizing the Acting Executive Director to Extend the Current Contract and Funding for W.S.B. & Associates, in an Amount Not-To-Exceed $36,000.00 (to be Reimbursed From the Mayor's Office of Criminal Justice), to Provide Security Services at the Rosa Parks Senior Development during the First Four Months of the 1996-97 Fiscal Year

R. Determination and Order Authorizing Funding for the Purchase and Delivery of Computers and Related Software for the MIS In-House Training Room and the CCS Phase III On-Line of the Maintenance Foremens and Sector Offices from the California Computer Company, in an Amount Not-To-Exceed $62,897.49 for the 1996-97 Fiscal Year

S. Consent Calendar for 1996-1997 Fiscal Year:

(s1) Determination and Order Authorizing Funding for Utility-Related Services from the California Energy Investment Corporation In an Amount Not-To-Exceed $87,672.00, From Golden Gate Disposal and Sunset Scavenger in an Amount Not-To-Exceed $1,262,356.00, From Pacific Gas and Electric in an Amount Not-To-Exceed $4,828,184.00, From the Sanitary Fill Company in an Amount Not-To-Exceed $159,640.00, and From the San Francisco Water Department in an Amount Not-To-Exceed $3,993,337.00, all for the 1996-97 Fiscal Year

(s2) Determination and Order Authorizing Funding for Postal Services and Postage from RMRS Systems, a Division of the United States Postal Service, in an Amount Not-To-Exceed $83,000.00 for the 1996-97 Fiscal Year

(s3) Determination and Order Authorizing Funding for Lease and Maintenance Charges with the Savin Corporation, in an Amount Not-To-Exceed $80,000.00, for the Photocopiers Used in Sixteen (16) Developments, the Administration Building at 440 Turk Street and the Central Maintenance/Warehouse Offices for the 1996-97 Fiscal Year

(s4) Determination and Order Authorizing Funding for As-Needed Roof Repair Services from Alpha Red's, in an Amount Not-To-Exceed $75,000.00, for the 1996-97 Fiscal Year

(s5) Determination and Order Authorizing Funding for Telephone Services from AT&T, Pacific Bell, and Pactel Mobile Services, in an Aggregate Amount Not-To-Exceed $365,150.00 for the 1996-97 Fiscal Year

(s6) Determination and Order Authorizing Funding for Gasoline and Lubricants from the City and County of San Francisco Central Shops, in an Amount Not-To-Exceed $166,030.00, for the 1996-97 Fiscal Year

(s7) Determination and Order Authorizing Funding for Vehicle Repairs and Maintenance Services with AA Quality Auto Repair, George's Brake & Front End, J&S Auto Repair Shop, A&C Auto Clinic, Gage Automotive, Rick's Tire Service and PKS Towing, in an Aggregate Amount Not-To-Exceed $133,000.00 for the 1996-97 Fiscal Year

(s8) Determination and Order Authorizing Funding for Elevator Maintenance Services with the Atlas Elevator Company, in an Amount Not-To-Exceed $175,000.00, for the First Six Months of the 1996-97 Fiscal Year (s9) Determination and Order Ratifying the Binding of the San Francisco Housing Authority's Property Insurance with the Zurich-American Insurance Company for the 1996-97 Fiscal Year, and Authorizing Payment Thereof in the Amount of $530,000.00

(s10) Determination and Order Authorizing Funding for Moving and Storage Fees from the Saagan Moving and Storage Company, Inc., in an Amount Not-To-Exceed $60,000.00 for the 1996-97 Fiscal Year

(s11) Determination and Order Authorizing Funding for the Payment of Estimated Deductibles for the 1996-97 Fiscal Year from the Housing Authority's Risk Retention Group (HARRG), in an Amount Not-To-Exceed $220,000.00

(s12) Determination and Order Authorizng the Acting Executive Director to Execute Contracts for the Service of Legal Process with the Firm of Approaches Legal Services and with the Firm of L&L Legal Services, in an Aggregate Total Not-To-Exceed $25,000.00 for the 1996-97 Fiscal Year

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

7. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

Hayes Valley Housing Corporation

The non-profit general partner for the Hayes Valley HOPE VI development

MEETING NOTICE AND AGENDA

A Public Meeting of the Hayes Valley Housing Corporation, the Non-Profit General Partner of the Limited Partnership that will own and develop the Hayes Valley development, will be held at the San Francisco Housing Authority, 440 Turk Street, San Francisco, at 8:00 AM on Monday, November 25, 1996

1. **Call to Order**
2. **Introduction of Board of Directors**
3. **Purpose of Meeting**
4. **Public Comment on Agenda Items only**
5. **Action Items**
    - A. Organization of Corporation, including ratification of by-laws and officers
    - B. Resolutions approving entry into a partnership agreement for the re-development of the Hayes Valley HOPE VI site, and granting authorization to enter into all other necessary documents for the development to which the partnership or the corporation is a party
6. **Adjournment**

Patrick Lynch

Patrick Lynch